



Officer Report

Application Number:	HGY/2024/2730	
Application Type:	Full planning permission	
Address:	1 Townsend Yard, Hornsey, London, N6 5JF	
Proposal:	Demolition of the existing glasshouse and construction of a new gallery building set within a walled garden to replace the existing glasshouse, to be used as events space in association with Omved Gardens.	
Case Officer:	Roland Sheldon	
Valid Date:	03/10/2024	
Applicant:	Mr Piers Smerin	
Agent:	Piers Smerin	

1. Site and Surroundings

The application site is located at the north end of Townsend Yard, which is at the north end of the private road Townsend Yard, accessed off Highgate High Street, N6. The site contains the OmVed Gardens space, which consists of approximately 2,600 square metres of land including a glasshouse and landscaped gardens, used as an event space primarily to increase community awareness of environmental issues.

The site is bounded to the west by the adjoining part of OmVed Gardens, known as 'The Yard' where a number of buildings are currently being constructed to form a sustainability centre. To the south of the site is the recently-built detached dwellinghouse 'Whistlers Cottage'. To the east of the site is an area of woodland designated a local Site of Importance for Nature Conservation (SINC). The north of the site is bound by the rear gardens of residential properties on Cholmeley Crescent.

The site itself is located within Highgate Conservation Area. The site is not located within a flood risk zone but is within a critical drainage area.

The site forms part of the Highgate bowl Site Specific Allocation (SSA) SA42 as designated in the Haringey Site Specific Allocations DPD (2017), and Key Site 3 'Highgate Bowl' within the Highgate neighbourhood Plan (2017).

2. The Proposal

The proposal seeks the demolition of the existing glasshouse and construction of a new gallery building set within a walled garden to replace the existing glasshouse, to be used as events space in association with Omved Gardens.

3. Relevant Planning and Enforcement history

The relevant planning history in relation to the site is as follows.

Highgate Garden Centre, Townsend Yard, N6

HGY/1992/0145: Erection of storage shed to replace previous storm damaged building – Approved 14/04/1992

Capital Gardens Ltd, Townsend Yard, London, N6 5JF

HGY/2016/1558: Certificate of Lawfulness for use of the yard and buildings shown on the OS site location plan for sui generis use of the land for the storage of equipment, materials and stock required in connection with a landscape/garden contracting business including the parking of vehicles overnight and ancillary office use – Approved 16/05/2017

1 Townsend yard, N6

HGY/2024/0028: Demolition and re-building of the existing glasshouse together with some minor modifications to the site entrance area – Granted 03/05/2024

HGY/2020/0223: Construction of six single storey buildings following the demolition of existing structures to facilitate the change of use of the site from a contractors yard to a sustainability hub with associated educational, hospitality and community facilities (Sui Generis Use Class) and associated landscaping – Approved 05/06/2020.

4. CONSULTATION RESPONSE

The following were consulted on the planning application:

Internal

- LBC Conservation
- LBH Transportation
- LBH Arboriculture
- LBC LLFA (Local Flood Lead)
- LBH Design
- LBH Carbon Management

External

- Highgate Neighbourhood Forum
- Highgate CAAC
- Highgate Society

The following responses below were received following consultation on the application:

Internal:

- LBH Transport: Additional information is required regarding existing/proposed number of car/cycle parking spaces, EV chargers, number of events, means of deliveries and servicing. A CMP document will be required. There are concerns with regards to the width of the access road to the site. The wider impact on parking conditions need to be considered.

Officer comment: The Transportation Officer comments were passed onto the agent, who provided clarification with regards to cycle/vehicle parking space provision. They also referred to a transport statement submitted as part of a previous application within Omved Gardens to the immediate north-west of the site (planning reference HGY/2020/0223) which provided an analysis of anticipated journeys to the 2 site and concluded that the existing glasshouse events in conjunction with the proposed OmVed Gardens development would not give rise to any material transport related impacts. The applicant agent outlined that the reduced scale and nature of events resulting from the reduced footprint and scale of the glass house will inevitably lessen rather than increase any transport related impacts.

- LBH Carbon Management: No objections to the proposal from an energy/sustainability perspective subject to conditions and a carbon offset contribution.

External:

Highgate Society: The narrow entry point could present difficulties for construction vehicles entering the site.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0

Supporting: 0

Neither: 0

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and heritage;
3. Impact on neighbouring amenity;
4. Highways and transportation;
5. Trees, landscaping and ecology and;
6. Energy and sustainability.

Principle of development

Additional facilities for the community facility

Supporting text within London Plan policy E10 outlines that the needs of business visitors requires consideration, including provision of suitable facilities for meetings, conferences and exhibitions in both hotels and purpose-built convention and exhibition centres.

London Plan policy HC5 outlines that the continued growth and evolution of London's diverse cultural facilities and creative industries is supported. Proposals should protect existing cultural venues, facilities and uses where appropriate.

Haringey Local Plan (2017) policy SP16 sets out that the Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities.

Part E of policy DM49 of the Development Management Plan (DPD) (2017) refers to proposals for new or extended community facilities. The policy sets out that proposals will be supported by the Council subject to specific criteria regarding accessibility, community access, provision of adaptable space where practicable, road/traffic safety and the protection of neighbouring amenity.

The building in question was constructed in 1982 for use as a horticultural nursery and then later a retail garden centre. The centre ceased trading in 2015, and became

OmVed Gardens in 2018. The site was transformed from a retail complex into a landscaped garden dedicated to promoting environmental awareness and growing food, with the greenhouse being renovated and re-purposed as an events space. Essentially, the site has been in use as an educational/events space facility principally for matters of environmental awareness, which is not considered to fall into any particular use class, and therefore is a use within its own right (Sui Generis).

The proposal solely seeks to replace the existing glasshouse that has reached the end of its lifespan with a replacement building with a smaller footprint. The existing glasshouse has footprint of 330m², whilst the new building would have a footprint of 100m², with a walled garden either side of the building. The replacement building would ensure that a fit-for-purpose building is in place to allow the function of the educational events to continue. There will be no intensification of the existing use. As such, the principle of development is acceptable. A restrictive condition shall be imposed on the development that sets out the replacement building will be used solely for purposes in association with the continued use of the site as an educational/events facility principally for matters of environmental awareness.

Design & Heritage

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account.

The development would see the existing glasshouse demolished and replaced by a rectangular building with a curved vaulted roof set centrally within a rectangular walled garden. The building and retaining walls of the garden would be externally clad in fairfaced concrete, with large elements of stainless steel cladding on the building. Given the steeply sloping topography of the site, which slopes downwards from south to north, the walled garden would have increased height at its most northern point, with a raised platform/pergola at its southern end. The wall of the garden itself would make up the majority of the visual bulk of the development but would not exceed the footprint of the existing building, and would have a reduced scale in comparison to the

existing glasshouse. The projecting curved roof would be treated with a sedum planted green roof.

Given the location of the development, visibility of it from the public realm would be limited. It would be set a sufficient distance away from the rear gardens of properties on Cholmeley Crescent to ensure that it was not overtly visually prominent, and its bulk would be softened by the inclusion of the curved green roof. The development would blend in with its verdant surroundings and work with the sloping context of the site to create a sensitively designed building appropriate for its context. A condition shall be imposed that requires further details of the specific materials for external parts of the building to be submitted to and approved by the local planning authority.

In this case the character and appearance of the conservation area would not be affected and as such left preserved. Subject to compliance with the condition, the development would be acceptable with regards to design and heritage considerations.

Access

Policy D5 of the London Plan outlines that development proposals should achieve the highest possible standards of accessible and inclusive design. DM policy DM2 outlines proposals should ensure that they can be used safely, easily and with dignity by all.

Whilst access to the site is compromised by its location at the end of a sloping narrow private road, the design and access statement outlines that wheelchair access into the building will be available directly from the surrounding garden areas to the western side and access road to the eastern side. Given the constraints of the site, it would appear that satisfactory attempts have been made to ensure that the building can be used safely, easily and with dignity by all members of the public.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

The proposed replacement building would not result in any loss of light or outlook by residential occupants. As with the existing building, a raised pergola would form the

northern extent of the building, but this would not afford views into the rear gardens or windows of neighbouring residential properties to the north of the site on Cholmeley Gardens, that would result in an unacceptable loss of privacy, given the separation distance and existing natural screening from tree canopies.

A condition restricting the use of the glass house in association with the continued use for education/events purposes principally for matters of environmental awareness shall be imposed, to ensure that the glass house is not used for other purposes that may give rise to conditions that may harm the amenities of neighbouring occupants.

Highways, parking & transportation

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

Proposed use and car/cycle parking provision

The proposal would see the existing 330m² glass house structure demolished and rebuilt with a replacement building and walled garden of the same footprint, albeit with a reduced internal floorspace area, in conjunction with the continued use of the site as an events/educational space principally with regards to environmental awareness. The building would not provide any additional floorspace, and the applicant has confirmed that the replacement building is not sought in association with any intensification of the existing use. Therefore, the proposal should not result in any material increase in trips by any form to and from the site in association with its existing use.

The proposal would provide 14 cycle parking spaces throughout the site, with 10 provided close to the entrance to the site, and 4 provided at the far northern end of the site. This is considered to be an adequate level of provision for both visitor and employee parking, with the four spaces located at the far end forming the proposed provision for employee use. A condition shall be imposed on the development that requires details of secure and covered cycle storage that is in accordance with London Plan standards, to be submitted and approved by the Local Planning Authority (LPA).

4 car parking bays shall be provided as with the existing facility, one of which will be a disabled car parking bay. Given that there is no proposed intensification of the use, this is considered to be sufficient level of parking for the site, for which the principle means of travel is anticipated to continue to be by non-car forms of transport, given the constraints of access and limited parking provision of the existing facility.

One of these parking spaces would be provided with an electric vehicle charging point, which would be in general accordance with the principles of Part S of the Building Regulations, which requires cable routes for electric vehicle charge points to be installed for a minimum of one fifth of total parking spaces. A condition shall be applied for the charging point to be installed prior to first use of the building and maintained as such thereafter.

Construction of the development

The site is accessed via the private road Townsend Yard, which is a narrow road from which a number of other properties to the west and east gain access. The access via Highgate High Street is narrow, and it is accepted that on view of the swept path diagrams within the submitted Construction Management Plan, there will be a slight encroachment by small crane vehicles (that may or may not be necessary in the construction of the development) and concrete mixers onto the adjacent flush kerb and public footpath at certain pinch-points within Townsend Yard.

However, the submitted construction management plan confirms that the movement of construction and delivery vehicles into the yard and site itself will be overseen by the site Banksman, which should ensure that the safety of users of neighbouring properties can be ensured during the construction of the development.

There is sufficient room within the site itself to ensure that there will be no need for vehicles to dwell within Townsend Yard during construction, meaning that access by other users of the yard should not be hindered during construction, and it will be possible for construction vehicles to enter and egress the site in a forward gear.

A detailed construction logistics plan shall be conditioned to be submitted and approved prior to commencement of the development, and carried out in accordance with the approved plans, to ensure that the development can be constructed whilst minimising impacts on parking/highways/safety/amenity/noise, air and dust conditions in the locality.

Subject to compliance with the conditions, the proposal would be acceptable with regards to highways, parking and transportation conditions.

Trees, landscaping, ecology

Paragraph 187 of National Planning Policy Framework (NPPF) 2024 sets out that planning policies and decisions should contribute to and enhance the natural and local

environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils. Paragraph 193 outlines that when determining planning applications, development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

London Plan policy G6 sets out that Sites of Importance for Nature Conservation (SINCs) should be protected. Part D sets out that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

Local Plan policy SP13 sets out that all development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its: ▪ Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities; ▪ Protection, management and maintenance of existing trees and the planting of new trees where appropriate; and ▪ Protection, enhancement and creation of SINCs and Local Nature Reserves (LNRs).

DPD policy DM19 sets out that proposals on designated sites, including SINCS, should protect and enhance the nature conservation value of the site. DPD policy DM1 requires proposals to demonstrate how it responds and integrates with landform, levels and trees on and close to the site.

Trees & landscaping

The proposal would see a net gain in trees added to the site. No trees would be required to be removed as part of the development.

The front kiosk to the site would result in the slight encroachment into the RPA of 2 early mature Sycamores, but would be a lightweight structure and not appear to occupy a large proportion of the RPA area to unduly harm the health of the tree. There would also be slight incursions into the RPAs of trees 10 and 11 from the composting zone and cycle rack on the north of the site, but the tree report outlines that the impact would be minimal. Retained trees will be protected throughout the course of the development by fencing in accordance with British Standards.

The submitted tree report indicates that 16 new trees are proposed to be planted as part of the development, within the walled gardens of the site.

Areas currently treated with tarmac to the front of the site would be replaced with permeable resin bound paving and granite setts. A landscaping condition shall be imposed on the development, that requires a more detailed soft and hard landscaping scheme to be submitted to and approved in writing by the local planning authority

(LPA), and subsequently implemented during the first planting season following completion of the development. Subject to compliance with this condition, the proposal would be acceptable with regards to trees and landscaping considerations.

Ecology

In support of the application, an ecological appraisal by Bioscan has been submitted. The report confirms that the site is not subject to any statutory or non-statutory nature conservation designations, and is not understood to provide habitat for any protected species. No bat roosts have been found on the site in surveys undertaken in 2011, 2019 and 2024. No habitats or flora of high intrinsic importance were found to be present on the site.

The proposal is deemed to be a minor development and was submitted after 2nd April 2024, after which point most developments are required to demonstrate a 10% uplift in biodiversity net gain (BNG) value.

However, the application has been submitted alongside a letter from Bioscan, who undertook the submitted ecology report. The letter outlines that as the replacement building and replacement hard/soft landscaping within the perimeter of the walled garden would not exceed the existing footprint of the existing building, the development would impact less than 25m² of 'habitat', and therefore qualifies under the statutory exemption criteria. This is considered to be a reasonable position to take with regards to the application of BNG.

The development would not result in the loss of any trees on site, and would introduce additional soft landscaping, including trees, that would likely add to the biodiversity value of the site in comparison to its existing condition.

However, the ecology report outlines that scope exists to ensure that there is no net loss, and indeed a gain can be made on site with some minor interventions. These include the installation of bird and bat boxes in retained mature trees, the use of planting of native trees and shrubs and ensuring any lighting scheme for the development avoids light spill towards retained trees or boundaries.

A condition shall be imposed that prior to commencement of works on site, a plan shall be submitted that indicates what measures shall be undertaken to encourage biodiversity value gain on the site.

Energy & Sustainability

Paragraph 164 of the National Planning Policy Framework (NPPF) (2024) that new development should be planned for in ways that help to reduce greenhouse gas emissions.

Local Plan Policy SP4 outlines that the Council will promote measures to reduce carbon emissions and energy use from new buildings during design, construction and occupation. DPD Policy DM21 notes that all new development should consider and implement sustainable design, layout and construction techniques. The energy hierarchy and cooling hierarchy should be applied to new developments. Building materials used should have high environmental performance ratings.

The application has been accompanied by an Energy Statement prepared by Achieve Green. The proposal including the Energy Statement has been reviewed by a Carbon Management Officer who indicates that the development would achieve a reduction of 66% carbon dioxide emissions on site from a Building Regulations Part L compliant building. This would be achieved through fabric efficiencies (Be Lean) and on-site renewable technologies (Be Green) measures forming part of the development, including the use of air source heat pumps and solar PV panels.

Conditions are being imposed requiring the development to be implemented in accordance with the Energy Statement. Details of the air source heat pump and PV arrays must be submitted and approved prior to the commencement of on-site development. The conditions relating to energy have been adapted to reflect the relatively small scale of this development (a minor application) with the nature of the scheme in terms of orientation and the presence of high trees on the eastern boundary limits opportunities for the placing of PV arrays. A carbon offset contribution of £570 is required to offset the shortfall in emissions with this having been paid.

As this is a minor application, Policy SI 4 Managing Heat Risk is not directly applicable. However, the building's design effectively mitigates overheating through its integration of a green roof, which aids in thermal regulation, and extensive glazing that opens into two walled gardens on either side. This layout not only enhances natural light but also facilitates passive cooling and cross ventilation, reducing the need for mechanical cooling systems and ensuring a comfortable internal environment.

As such, it is considered that this minor application complies with relevant policies and is acceptable in terms of sustainable design and energy efficiency, subject to appropriate conditions being imposed to achieve the aforementioned objectives.

Conclusion

The proposed replacement building would aid the function of the existing educational facility without intensifying its use. It would be acceptable with regards to design considerations, preserving the character and appearance of the conservation area, whilst not resulting in an unacceptable impact on neighbouring amenity or trees/ecological conditions.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to the following conditions:

Conditions:	
1	The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
2	The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission. Reason: For the avoidance of doubt and in the interests of proper planning.
3	Prior to commencement of above ground works on site, details of external materials for the new building and walled garden shall be submitted to and approved in writing by the Local Planning Authority. Details should include a schedule of the exact product references for materials. The development shall be carried out in accordance with the approved details and maintained for the lifespan of the development. Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
4	The replacement building hereby approved shall solely be used in conjunction with the existing use of the site for events/educational purposes principally for

	matters of environmental awareness (Sui Generis) and for no other purpose unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of ensuring that the development is not used for purposes that may result in an unacceptable impact on residential amenity, highway and parking or other conditions in the locality that cannot be controlled.
5	No external lighting shall be installed in association with the proposed development prior to the submission of a lighting scheme for the external areas (including affixed on the building) within the site has first been submitted to and agreed in writing by the Local Planning Authority. The details shall include details of the intensity of light emissions (including the surface area to be illuminated), detailed drawings of the proposed lighting columns and fittings and any measures for mitigating the effects of light pollution. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter. Reason: To ensure that the development incorporates lighting that contributes to Secured by Design principles, achieves a high standard of residential amenity and limits habitat disturbance, in accordance with policies DM1, DM2 and DM23 of the Haringey Development Management DPD (2017).
6	Prior to first use of the of development as approved, full details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be used as approved until a minimum of 14 cycle parking spaces have been installed for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter. Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.
7	Prior to first use/occupation of the development, one Electric Vehicle Charging Point shall be installed on site and shall be fully operational, and maintained as such for the lifespan of the development. Reason: In the interests of encouraging more sustainable forms of travel in the District, in accordance with policy T6 of the London Plan (2021) and DM32 of the Haringey Development Management DPD (2017).

- 8 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority.

The plan shall include the following matters, but not limited to, and the development shall be undertaken in accordance with the details as approved:

- a) Routing of excavation and construction vehicles, including a response to existing or known projected building works at other sites in the vicinity and local works on the highway.
- b) The estimated number and type of vehicles per day/week.
- c) Estimates for the number and type of any parking suspensions that will be required.
- d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.
- e) The undertaking of a highway dilapidation survey before and after completion.
- f) The implementation and use of the Construction Logistics and Community Safety (CLOCS) standard.
- g) The applicant will be required to contact LBH Highways to agree condition on surveys.
- h) Site logistics layout plan, including turning movements, and closure of footways.
- i) Swept path drawings.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 9 Notwithstanding the details shown in the approved plans, the development shall not progress above ground level until a scheme for the hard and soft landscaping of the development, to include details of protection of trees to be retained, planting, and hard surfacing materials, has been submitted to, and agreed in writing by the local planning authority.

Soft landscaping works shall include: planting plans written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes, and proposed numbers/densities and an implementation programme. The scheme shall also include details of any new tree planting. The development shall be carried out in accordance with the approved scheme or any amendment or variation to it as may be agreed in writing by the local planning authority and maintained in accordance with the approved scheme.

	Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
10	The development shall be carried out in accordance with the tree protection measures outlined within approved document 'Arboricultural Impact Assessment & Method Statement by Arbotrack Systems Ltd Ref: jwmb/rpt3/OmVed/AIAAMS 27th August 2024.' Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
11	Prior to first use of the development as approved, details of ecological enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. This shall include the proposed location of ecological enhancement measures (which could include, for example, bat boxes, bird boxes and bee bricks), a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats. The development shall accord with the details as approved and all details shall be retained for the lifetime of the development. Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).
12	The development hereby approved shall be constructed in accordance with the Energy Statement Report prepared by Harniss Revision 3 (dated 7 June 2024) delivering a minimum 37% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) with a minimum SCOP of 3.2, and a minimum 7/11kWp solar photovoltaic (PV) array with further details in respect of the following first being submitted to and approved by the Local Planning Authority.

	· Confirmation of the necessary fabric efficiencies (u-values, 0.35 g-value, 2 m3/hm2 @ 50Pa air permeability) to achieve a minimum 22% reduction; · Location, specification and efficiency of the proposed ASHP (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures; · Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit; · Details of the PV with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; their peak output (kWp). · Specification of any additional equipment installed to reduce carbon emissions. The development thereafter shall be carried out strictly in accordance with the details so approved with the solar PV arrays and air source heat pump(s) installed and brought into use prior to first occupation of the relevant block and retained for the lifetime of the development, unless otherwise agreed with the Local Planning Authority. Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.
13	The development shall not be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof has been submitted to and approved in writing by the Local Planning Authority and subsequently provided. The approved facilities shall be retained. Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.
Informatives:	
	INFORMATIVE: Hours of Construction Work The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:- 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.