



Officer Report

Application Number:	HGY/2024/2771	
Application Type:	Full planning permission	
Address:	47 Mount View Road, Hornsey, London, N4 4SS	
Proposal:	Erection of single storey, two bedroom dwelling with cycle and refuse storage facilities and associated works.	
Case Officer:	Josh Parker	
Valid Date:	08/10/2024	
Applicant:	Dr and Mrs A Wolff	
Agent:	Jacquie Andrews	

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 1.1 This is an application to erect single storey, two-bedroom dwelling with cycle and refuse storage facilities to the rear of No 47 Mount View Road with access from the rear.

Site and Surroundings

- 1.2 The application site relates to part of the rear garden to No 47 Mount View Road, a semi-detached property located on the northern side of this road, on a straight opposite a large, grassed reservoir. The application site is located on the edge of Stroud Green Conservation Area (CA) as the rear boundary transitions out of the CA. This is a large conservation area comprising a of number of predominantly residential streets. There is a mixture of architectural styles and details, including roof shapes, but overall consistency in terms of the appearance and scale of buildings.
- 1.3 A large, flatted development (maximum 4 storeys, predominantly 3) known as Saxton Chase is located to the north of the site, outside of the conservation area. In between the Saxton Chase carpark and the garden of No 47, is a foot

access way, which connects Dickens Road through to Womersley Road. In the Design and Access Statement submitted the site is described as being approximately 500sqm (0.05 hectares) in size.

- 1.4 The rear garden of No 47 is very deep as also per the gardens to Nos 45 & 43 Mount View Road, which are near identical in size. These gardens are characterised by several large mature trees and vegetation given a sylvan character.
- 1.5 It should be noted that the Planning Officer undertook a site visit on Monday the 29th of January.

Relevant Planning and Enforcement history

- 1.6 The recent planning history in relation to the site is as follows:

HGY/2023/1721 – Removal of 7 trees in a conservation area. No objections

2. CONSULTATION RESPONSE CONSULTATION RESPONSE

- 2.1 The following were consulted on the planning application:

- LBH Design Officer – No comment
- LBH Building Control – No comment
- LBH Arboricultural officer – No objection with revisions. Works should be subject to condition that works and preparation shall meet the arb report.
- LBH Waste Management Officer- No objection, private waste would be acceptable solution.
- LBH Transportation Group - No objection/ subject to conditions

3. LOCAL REPRESENTATIONS LOCAL REPRESENTATIONS

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

No of individual responses: 2

- Objecting: 1
- Supporting: 0
- Representation: 1

Representations summarised:

Representation	Officer comments
Details of the mitigation boundary fence trellis need to be shown (height/length & composition).	Details of the boundary treatments and planting are conditioned
Previous vegetation (Leylandii or equivalent) has been cleared out which was presumed to be taller than the proposed mitigation. Subsequently, No 49 would prefer the mitigation to be lesser than what the old vegetation offered and being low maintenance.	See above response
Ensure there would be minimal overlooking/privacy concerns with the elevated platforms.	See amenity section
Light pollution through use of glazing and design.	See amenity section
Security of the neighbouring garden while building and once occupied;	This would not impact neighbouring addresses during construction however a construction management plan has been conditioned.
Clarification on the mature horse chestnut tree needing crown and canopy work would impact the tree;	See tree section
How would the proposal impact the verdant character.	Conditions ensure qualified person undertake the tree works highlighted in the arborist report. Equally a landscaping plan/condition will ensure the planting is sufficient and remains in perpetuity.

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and heritage
3. Standard & quality of accommodation;
4. Inclusive access and fire safety;
5. Impact on neighbouring amenity;
6. Trees and landscaping;

7. Parking & transport
8. Energy, sustainability and biodiversity
9. Waste and recycling.

Principle of development

Supply of housing

- 4.2 Providing additional residential units is consistent in respect of Government, London and local plan policies in respect of increasing housing supply and higher levels of density in relation to accessible locations, with both the 2021 National Planning Policy Framework (NPPF) and new London Plan putting particular emphasis on 'small site' development.
- 4.3 Paragraph 70 of the NPPF (February 2025) recognises the importance of small and medium sized sites can make in meeting the housing requirement of an area, with these often built-out relatively quickly. Chapter 11 supports the effective use of land. Paragraph 135 seeks to secure development which is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 4.4 The considerable emphasis on the development of small sites for housing, coming forward, is also strongly supported by London Plan 2021. In specific the London Plan Policy H2 'Small sites' places great weight on the contribution that small sites with within 800m of a Tube or rail station are to make to delivering housing in London, with targets set for each borough.

Backland development

- 4.5 Part A Policy DM7 of the Development Management DPD states that there will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots and generally, back gardens have an established layout that form the context of the wider character and appearance of areas.
- 4.6 Officers consider that the introduction of a building of a subordinate nature to the host building, is an acceptable treatment to this large plot, and would be an acceptable use of the site if the dwelling is designed well and preserves the verdant surrounds. The dwelling would be largely accessed from the rear and the foundations would be designed to co-exist with the surrounding mature vegetation or rear garden setting. While Stroud Green/Hornsey Vale is made up of good examples of Victorian domestic architecture, within the immediate surroundings there are a number of building types, as such allowing a more

modern building to easily integrate being sited on the edge of the conservation area.

- 4.7 As per Part B of the Policy DM7 it is accepted that in carefully meeting a number of criteria/ requirements some proposals for infill, backland and garden land may be considered acceptable. Specifically, any back land scheme would need to appear ancillary/ subordinate in scale sitting within a newly created plot of acceptable size, with a sizeable expanse of garden left with the original host building as well as such a new plot served by good access in relation to emergency vehicles, refuse vehicles and delivery services etc.
- 4.8 The proposal is single storey, with an overall footprint which is lesser than initially proposed in pre application discussions, retaining a proportionate garden for both the primary dwelling and the rear development. As such given such circumstances associated with this site the principle of a dwelling here subordinate in nature is considered acceptable.

Design and heritage

Policy overview

- 4.9 London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.
- 4.10 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character. Policy DM1 requires that new development must contribute to the character and amenity of the local area by amongst other things relating positively to neighbouring structures by having regard to building heights; form, scale and massing around the site; urban grain; local architectural styles; detailing and materials.
- 4.11 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.

- 4.12 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. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Detailed design

- 4.13 The proposal is to introduce a single-storey building of contemporary design, resembling a garden pavilion within a newly created plot at the rear of the site. Access to this dwelling would be from the public footpath running between Womersley and Dickenson Road
- 4.14 The building would be set back from all boundaries, except for a small section adjoining the rear garden of the original host building as such allowing spacing for planting. While the building would be visible from the access route to the rear, it would not be visible from Mount View Road or broader public vantage points within the conservation area.
- 4.15 Designed as a single-storey structure with a curved roof, the building would be constructed on pile foundations to prevent harm to nearby trees and gardens. As shown in the Design & Access Statement some visualisation of the scheme have been provided, which show the building would be visible over and some of the lower boundary screening, i.e. in relation to closest section of garden to the back of No 45. Equally it is accepted that during certain times of the year where there is less tree coverage such a building would be more visible.
- 4.16 However, while there would be some change in aspect from neighbouring properties, this change is not considered significant in planning terms, particularly given the separation distances between the properties here, the large nature of these gardens and the varied pattern of development in the area. In specific it is noted the pattern of development here includes taller flatted developments in the background to the rear of the gardens to these Mount View Road plots
- 4.17 It is also pointed out that the massing of the building is broken into two parallel sections, somewhat resembling a traditional greenhouse, with a combination of flat glazed roofing and corten-colored standing-seam metal that transitions from vertical cladding into an arched roof. This design approach ensures the building is not overly dominant in appearance.

- 4.18 Additionally, the roof is designed to support vegetation. The metal cladding on the roof and sides would incorporate decal mesh and metal cables to support jasmine and clematis climbers, which are intended to mature over time. The building's exterior would feature a mix of metal seam cladding, light timber cladding, and other light-colored materials. Officers accept that the proposed building form would remain subordinate to the primary dwelling on the site
- 4.19 As noted a deep garden area would be retained at the rear of No. 47, in keeping with the characteristic layout of the area. Planted boundaries, recognised as positively contributing to the character and appearance of the conservation area, would also be maintained.
- 4.20 As such compared to the pre-application scheme the revised layout, with an appropriate garden being retained with No 47, combined with the single-storey scale of the new dwelling, such conditions serve to ensure this is a subordinate and sensitive form of backland development.
- 4.21 Regarding the impact on the character and appearance of the conservation area, a contemporary design solution is considered appropriate. This approach offers a contrast to the surrounding developments and is preferable to a pastiche or imitation of the Victorian housing stock in the area. The proposed palette of materials, combined with the integration of greenery, would help soften and assimilate the development into its garden setting.
- 4.22 The site plans incorporate general landscaping to maintain the verdant nature of the rear garden. Additionally, boundary fences and trellises are proposed, with planting to further soften and integrate the development into its surroundings. Specific details of boundary treatments and planting will be secured through conditions imposed on the development.
- 4.23 While there will be a reduction in the greenery currently afforded by the site, this is not considered to constitute harm to the character and appearance of the conservation area. The landscaping proposed post-development will help mitigate the visual impact of the additional building volume
- 4.24 In both spatial and visual terms, the proposal is not expected to have a significant impact on the character and appearance of the conservation area. Instead, the conservation area is considered to be preserved. The scheme is therefore acceptable in design and heritage terms, subject to conditions securing the exact details of materials, landscaping, and boundary treatments, which will be further reviewed as part of the detailed design phase.

Standard & quality of accommodation

- 4.25 London Plan (2021) Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units

and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments. The government's 2015 'Technical housing standards - nationally described space standard' (NDSS) is also relevant.

- 4.26 In assessing the proposal against these requirements, the proposed unit would accord with the minimum unit size requirements. The minimum standards prescribed for individual rooms are set out within The London Housing Design Guide and the proposed rooms conform to these standards as shown on the floor plans with the dwelling meeting the relevant requirements.
- 4.27 The proposed dwelling would be dual aspect and would benefit from sufficient daylight and outlook. The windows have been recessed from the boundaries as such allowing all habitable rooms to get sufficient daylight. There would also be an area of amenity space provide proportionate in relation to the size of this unit (a 2 bed unit) and in accordance with London Plan standards.
- 4.28 As such, the proposed development would provide a good standard of accommodation for the future occupiers of this unit.

Inclusive access and fire safety

- 4.29 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. London Plan Policy D7 require that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users.
- 4.30 In this particular case the dwelling would be compliant with Part M4(2). A WC will also be provided on the ground floor close to the entrance, which will be suitable for ambulant disabled use. A condition is attached to secure this.
- 4.31 Although acknowledging that fire safety compliance is a matter for Building Regulations, Policy D12 of the London Plan requires all major proposals to submit a Fire Statement. A Fire Statement has not been submitted here as this is a minor application, however given the backland nature of this site it is required that a fire statement be submitted once the technical and detailed design stage of this project has progressed.
- 4.32 While this issue can be reasonably dealt with under building regulations, the safeguard of imposing a planning condition provides further safeguards, as well

allowing the LPA to consider any small design changes to the building/ site needed for the purpose of ensuring compliance.

Impact on the amenity of adjoining occupiers

- 4.33 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 4.34 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 resident.
- 4.35 As outlined above, the proposed single-storey dwelling has been designed to be subordinate in nature, set back from the boundaries of neighbouring properties. This approach ensures that it will not negatively impact the amenity of the occupants of adjoining properties in terms of daylight, sunlight, or by appearing overbearing.
- 4.36 The proposal includes boundary treatment in the form of trellises and planting atop tall fencing to aid with screening. The fence stands at 2m, with an additional 1.37m trellis, creating a combined height of 3.37m. While this is considered tall for boundary fencing, it is appropriate given the large gardens of the adjacent properties. Over time, the trellis is expected to become intertwined with vegetation, and the 1.37m trellis buffer will effectively create a green edge.
- 4.37 As noted in the representation from No. 49, the clearing of vegetation along the boundary has led to the removal of the previous Leylandii or equivalent canopy, which historically provided a high screen. The representation welcomed the reduction in height of this vegetation but suggested there could be a balanced height between being too tall or too low, especially considering that the dwelling's foundations are raised due to the local root systems present in the rear garden.

- 4.38 In light of this boundary treatment lower than Leylandii vegetation is seen as more appropriate so as to soften the appearance of the development and safeguard amenity. Conditions requiring the submission of details of the exact boundary treatment used and associated planting are being imposed.
- 4.39 Additionally, Officers note proposed dwelling will be located approximately 25m from the main dwelling in relation to the current property on site, with even greater distances to properties on the eastern and western boundaries.
- 4.40 A concern was raised regarding light pollution from the glazed opening in the new dwelling. However, considering the large boundary treatment and the fact that the rooms face No 47 Mount View Road there would no significant light pollution. Furthermore, the single-storey nature of the building and its set-back location, combined with the boundary treatment proposed serve to reduce the potential for light pollution.
- 4.41 While the construction phase is expected to generate some noise and disturbance, with the site adjacent to residential properties on either side. Although planning consent cannot be refused on the grounds of construction noise, a condition is being imposed requiring the submission of a Construction Management Plan (CMP). The CMP will outline mitigation measures, including compliance with standard working hours and adherence to relevant legislation and best practice codes. This will minimise the impact on the amenity of neighbouring occupiers. As such, subject to the conditions outlined, it is considered that the proposal will not adversely affect the amenity of surrounding properties.
- 4.42 In conclusion, it can be demonstrated that the proposed development will not harm amenity of neighbouring occupiers subject to the aforementioned conditions.

Trees and landscaping

- 4.43 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals. DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.

- 4.44 As mentioned in the site history, some preparatory tree removal work has already been undertaken to facilitate construction at the rear of the property. Additionally, the applicant has commissioned an Arboricultural Report by Crown Tree Consultancy, dated 25 November 2024. The report proposes pruning the branches of T2 (Pear) and T6 (Holly) that are growing towards the proposed development to create a clearance distance of 1.5m. This will involve removing relatively small secondary branches, which should be pruned back to a secondary growth point. The pruning should be carried out sympathetically.
- 4.45 It is also proposed to remove the lower branches of T5 (Horse Chestnut) and T7 (Holly) to a height of 6m and 5.5m, respectively, where they overhang the proposed building. This will ensure adequate clearance to prevent accidental breakage, creating a clearance distance of 0.5m to 1m from the roof.
- 4.46 Additionally, the overhanging foliage of T14 and T15 (both Limes) is to be pruned back to the boundary (or as close as possible). This will require the removal of relatively small secondary branches, which should be pruned back to a secondary growth point where feasible. The clearance distance between these canopies and the proposed building will be between 1m and 1.2m.
- 4.47 The proposed foundation system to be used will have little to no impact on the root system or the rooting environment and will allow for adequate gaseous exchange and rainwater infiltration beneath the building footprint. Consequently, it is considered that the development will have no long-term detrimental impact on the health of the trees.
- 4.48 The surface treatments as part of the landscaping plan, secured as part of a planning condition, will in turn be reviewed by the Council's Arboricultural Officer to assess their suitability. All other tree works should be carried out by a suitably qualified professional, following the guidance and recommendations outlined in the Crown Tree Consultancy report, in accordance with BS 3998:2010 guidelines.
- 4.49 The Council's Arboricultural Officer has reviewed the report and, subject to the condition mentioned above, has determined that the proposed works will not harm trees, which as noted are important to the verdant character of the area.

Parking and Transportation

- 4.50 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
- 4.51 The subject site has a PTAL value of 3, which is considered 'good' access to public transport services. 4 bus services are accessible within 3 to 8 minutes' walk of the site, Haringey mainline station, (5 minutes) operating hours of 0830 – 1830 Monday to Saturday. It is not within any of the Borough's Restricted Conversion Areas.
- 4.52 While no parking is provided with this development it is likely that future occupiers of the small unit will use sustainable modes of transport for many of their day to day journeys. Moreover, the site would only result in an increase of 1 no. residential unit. As such, the proposed development would not result in a significant increase in on street parking demand that would warrant refusal of the application. A minimum of 2no. secure long-stay cycle parking spaces would be provided at the property and secured by condition.
- 4.53 A condition securing a construction management plan is being imposed to secure details in respect of the management of the construction process, following appointment of a contractor and the detailed design of this scheme, as well as to minimise impact on the highway network and adjacent neighbouring amenity.

Energy and sustainability and Biodiversity Net Gain (BNG)

- 4.54 The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.
- 4.55 DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

- 4.56 Policy G6 (Biodiversity and access to nature) of the London Plan (2021) advises 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.
- 4.57 Policy DM1(c) 'Landscaping' requires that development proposals demonstrate how landscaping and planting are integrated into the overall development. Proposals must consider the natural landform, levels, and slopes, as well as existing trees on or near the site. They should also address landscaped boundaries and treatments, and give attention to significant biodiversity, prioritising native species over invasive ones. The policy emphasises a holistic approach that responds thoughtfully to the site's natural and existing features.
- 4.58 An Energy Statement produced by Two Eighty Consulting has been submitted as part of the planning application. The statement, in addition to the other plans, drawings and supporting information have been reviewed by the Carbon Management Officer. The development would achieve an 81% reduction in carbon emissions over the baseline requirements within Building Regulations Approved Document Part L1A. The development will further achieve 'zero carbon' through an offset payment in line with the London Plan guidance. The new dwelling would be designed with energy efficiency solutions incorporated into its construction, including double or low g-value in line with the proposed passive measures to mitigate overheating risk.
- 4.59 Conditions are being imposed requiring the development to be implemented in accordance with the Energy Strategy and supporting information, and for details of the air source heat pump and PV panels to be submitted and approved prior to the commencement of development on site. Subject to compliance with these conditions, the development is acceptable in relation to energy and sustainability perspective.
- 4.60 In line with the Carbon Management Officer comments, a carbon offset contribution of £570.0 is also being secured to ensure the development is 'zero carbon'.
- 4.61 In terms of Mandatory Biodiversity Net Gain now a material consideration since April 2024 a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain Assessment (BNG) have been submitted. BNG in effect requires development to be planned and designed in ways that minimise loss or damage to existing habitats, to compensate for any damage caused by the development and to deliver a net positive gain in biodiversity through enhancements. Development

must achieve at least a 10% net gain in biodiversity value, compared to pre-development baseline.

- 4.62 While noting BNG is a requirement equally small-scale development can be exempt under the provision of the Self-build and Custom Housebuilding Act 2015, which the agent has outlined as the route being followed here. As such a condition is being imposed requiring formal clarification in respect of this matter. Notwithstanding this point a number of enhancements in terms of biodiversity can be achieved on site here in terms namely in relation to additional planting with equally the inclusion of other measures such bird boxes.

Waste and recycling

- 4.63 DM DPD Policy DM4 requires proposals to sustainably manage waste that arises from development during the design, construction and occupation phases. All proposals should make on-site provision for general waste, the separation of recyclable materials and organic material. Adequate internal and external storage space should be provided to manage the volume of waste arising from the site. Accessible and safe access to on-site storage facilities both for occupiers and collection operatives should be supplied.
- 4.64 Discussions have taken place in respect of waste management with it viewed that a private waste collection arrangement will be needed given the specific circumstances of this site. As such the exact details of this arrangement are being required to be submitted and agreed by the Council as per a condition being imposed.

Conclusion

- 4.65 The position, scale, mass, detail and alignment of the proposed dwelling is considered to be acceptable given the specific nature of this site and surrounding pattern of development, in specific taking account of the subordinate nature of the building and measures being used to adapt, soften and integrate the development into its surroundings. The character and appearance to this part of Stroud Green Conservation Area, being the edge of the conservation area, will not be harmed and rather will be left preserved. Equally the proposal will not cause unacceptable harm to the living conditions/amenity of neighbouring residents.
- 4.66 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.

5. CIL APPLICABLE

- 5.1 Based on the information given on the plans, the Mayoral CIL charge will be £6,966.82 (98sqm x £71.09) and the Haringey CIL charge will be £42,486.92 (98 sqm x £433.54 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative is be attached advising the applicant of this charge.

6. RECOMMENDATION

GRANT PERMISSION subject to conditions:

NO	Condition
1	The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2	The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity
3	No above ground works shall take place until the following details of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority: A. particulars and samples of the materials to be used on the external faces of the building; B. details of the elevations of the development (elevations, plans and cross-sections at scale 1:20) as well as typical details of the fenestration and entrances;

	C. details of the bike and refuse bin enclosures; D. screening for the air source heat pump. The development shall thereafter be carried out solely in accordance with the approved details. Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Stroud Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).
4	Notwithstanding the plans hereby no above ground works shall commence until full details in respect of the following: A. hard and soft landscaping works to the open land within the site; B. details of boundary treatment; and associated boundary planting; C. climbing evergreen planting to be attached to the facades of the building and roof; D. details of bird and bat boxes to be installed have been submitted to and approved in writing by the Local Planning Authority. The approved detail shall thereafter be carried out and implemented in strict accordance with the approved details, including landscaping in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees, hedging, climbing vegetation or plants, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity and prevent amenity concerns 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.
5	Notwithstanding the Arboricultural Impact Assessment submitted prior to the commencement of the development and with reference to 11519C 47 Mount View Road By Crown Tree Consultancy, details of the specification and position of protection measures and techniques to be adopted for the

	protection of trees from damage during the course of any activity related to the development, including foundation design, shall be submitted to the Local Planning Authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) and thereafter implemented accordingly. All other works to existing trees as highlighted in the report shall be carried out by a suitably qualified person working to BS 3998: 2010 guidelines. 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.
6	Given the backland nature of the site a detailed fire statement shall be submitted to and approved in writing by the Local Planning Authority, developed and written in line with Fire Safety Building Regulations Approved Document B, and implemented thereafter, unless otherwise agreed first in writing by the Local Planning Authority. Reason: To achieve the highest standards of fire safety and to minimise the potential fire risk in accordance with National Planning Policy Framework (2021) and London Plan Policy D12.
7	No construction shall take place, other than site clearance, until a construction management plan for the proposed development has been submitted to and approved in writing by Local Planning Authority. The plan shall provide the following details: I. A programme of works (including measures for traffic management); II. Storage of plant and materials used in constructing the development; III. Details of a construction compound including the siting of any temporary site office, toilets, skips or any other structure; IV. The erection and maintenance of security hoarding where appropriate; V. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway; VI. Measures taken to ensure continued and safe access and movement for users of the pedestrian walkway that connects/ provides access

	from either Mount View Road, Dickens Road and the access from the rear. The foot access to the rear shall stay clear at all times. 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.
8	The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement prepared by Two Eighty Consulting (dated Sept 2024) delivering a minimum 81% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pump (ASHP) and a minimum 1.8 kWp solar photovoltaic (PV) array. (a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include: - Confirmation of the necessary fabric efficiencies to achieve a minimum 81% reduction, including details to reduce thermal bridging; - Location, specification and efficiency of the proposed ASHPs (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 to be installed in terms of a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) - Specification of any additional equipment installed to reduce carbon emissions. The approved details shall be implemented prior to first operation and maintained for the lifetime of the development. The solar PV arrays and ASHP must be operational before the first occupation of this residential unit. 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.
9	Prior to the occupation of the dwelling hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £570.00 to fund offsetting the remaining carbon emissions from this development. Reason: In the interest of climate change and to help achieve zero carbon development across the borough and in compliance with Local Plan Policies SP4 and DM21.
10	The noise level from air source heat pump shall at all times remain 5dB(A) below background levels when measured at any nearby residential window or other noise sensitive receptor. The plant/ equipment shall be serviced regularly in accordance with the manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is determined by the local planning authority to be failing to comply with this condition, it shall be switched off upon written instruction from the local planning authority and not used again until it is able to comply. Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
11	The dwelling 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 of the dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided and retained thereafter. 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.
12	The residential unit hereby approved shall be designed to meet Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of accessible and adaptable dwellings.

13	If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved. Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site.
14	Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, no outbuildings shall be erected and no extensions or alterations to the dwelling house hereby approved, including the insertion of or alterations to windows and doors, hereby approved shall be carried out without the grant of planning permission having first been obtained from the local planning authority. Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
15	Prior to the first occupation of the development hereby approved a refuse management plan/ strategy for provision of refuse and waste storage and recycling facilities and arrangements for collection, shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter. Reason: In order to protect the amenities of the locality and to comply with Policy SP6 of the Local Plan 2017, Policy DM4 of The Development Management DPD 2017 and The Sustainable Design and Construction SPD (2013).
16	The dwelling hereby approved shall be constructed as self-build and custom housebuilding dwelling within the definition of self-build and custom build

	dwelling in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended): i) The first occupation of the dwelling in shall be by a person or persons who had a primary input into the design and layout of the dwelling; ii) The Council shall be notified, in writing, of the persons who intend to take up first occupation of this residential unit hereby permitted at least two months prior to first occupation. Reason: To ensure the development complies with the self-build and custom house build exemption from biodiversity net gain as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.
	INFORMATIVE: Naming & Numbering The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.
	INFORMATIVE: Community Infrastructure Levy Based on the information given on the plans, the Mayoral CIL charge will be £6,966.82 (98sqm x £71.09) and the Haringey CIL charge will be £42,486.92 (98 sqm x £433.54 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative is be attached advising the applicant of this charge.
	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: Naming & Numbering The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.
	INFORMATIVE: Secure by Design You are advised to review the Crime Prevention Officer's recommendations in developing the detailed design for this scheme, in relation to the following issues: external residential and individual entrance Door-sets, ground floor and accessible windows, bin lighting, storage, boundaries, climbing aids. See comments publish on the Council's planning portal in relation to this application.
	INFORMATIVE: Need for Dilapidation survey The applicant may be liable under Sections 131 and 133 of the Highways Act 1980 to pay for damage to the publicly maintained highway if caused as a result of the building works hereby approved. The applicant is, therefore, required that before the commencement of the works hereby approved to contact the Council's Highway Department regarding the preparation of a site dilapidation survey and photographs of the footway and carriageway around (Insert Road). This survey will be used as a basis for assessing the amount of damage caused to the publicly maintained highway caused by building works.
	INFORMATIVE: Bats and birds Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2000, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection should be undertaken prior to the commencement of works to determine if any bats or birds reside on site. No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk.

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