



Officer Report

Application Number:	HGY/2024/3298		
Application Type:	Full planning permission		
Address:	1 Muswell Mews, Hornsey, London, N10 2BF		
Proposal:	Erection of two-storey (with basement level) dwellinghouse.		
Case Officer:	Roland Sheldon		
Valid Date:	23/12/2024		
Applicant:	Mr Shane Perkins		
Agent:	Mr Tom Lacey		

RECOMMENDATION

Approve with Conditions

1. Site location

The subject site contains vacant land to the rear of nos. 488 – 492 Muswell Hill Broadway that is accessed off Muswell Mews. Planning permission has previously been granted for schemes to erect a 2-storey with basement level building for office use on the site, but none of the schemes have been developed to date. The site is located on the east side of Muswell Hill Broadway, N10 and within Muswell Hill Town centre and Conservation Area.

2. Description of Proposal

Erection of two-storey (with basement level) dwellinghouse.

Following submission of the application, the application has been subject to the following amendments:

- The layout of the scheme has been amended to switch living room area from basement area to the ground floor level, with step-free to access the bathroom and living room area provided. At the entrance, there is one-step from ground to floor level, but level access would be provided through the provision of a portaramp that could installed if necessary.
- The massing of the building has been amended to chamfer the first-floor element of the building closest to no. 488 Muswell Hill Broadway inwards

- The previously proposed inverted frontage glazing at ground floor level has been replaced by a flush element of glazing.

3. Relevant Planning and Enforcement history

488 Muswell Hill Broadway, N10

HGY/2013/0735: Change of use from A1 (retail) to C3 (residential) comprising 1 x one bedroom house – refused 18/06/2013

(Refused on standard of accommodation in terms of outlook, light and amenity space & effect on living conditions of neighbouring properties. – Appeal dismissed on standard of accommodation.)

HGY/2014/1499: Erection of building for office (B1) use – Approved 12/09/2014

1 Muswell Mews, N10

HGY/2017/1911: Erection of building for office (B1) use (Amendment to approved application HGY/2014/1499) – Approved 25/08/2017

HGY/2018/0133: Erection of 2-storey (with basement) building for office (B1) use (Amendment to approved application HGY/2017/1911) – Approved 12/03/2018

HGY/2019/1061: Non material amendment to planning permission reference HGY/2018/0133 for omission of skylights on the flat roof; insertion of openable windows on the ground floor; replacement of the first floor external wall finish from rainscreen panels (brickslop) to metal louvered panels; Alterations to basement floor level; Adjustments to positions of Ground Floor doors, windows and fixed glazed wall – Approved 17/04/2019

HGY/2021/1537: Erection of 2-storey (with basement) building for office use – Approved 01/09/2021

HGY/2023/2956: Non-Material Amendment to planning application HGY/2021/1537 for a proposed roof terrace, change of material to front elevation and increase in height of the building by 35cms – Refused 15/12/2023

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation: No comments received.

LBH Heritage: No comments received.

LBH Carbon Management: The development achieves a reduction of 76% carbon dioxide emissions on site from a Building Regulations Part L 2021 compliant building. No objections subject to relevant conditions.

LBH Cleansing: No comments received.

The following residents' associations/groups were consulted on the application:

- Muswell Hill and Fortis Green Association: Objections to previous schemes on site on basis of urban cramming, and loss of light by nearby residents remain. The basement area would not receive any outlook and poor natural illumination for residential use.

5. Local Representations

The application was advertised through letters sent to neighbouring properties, a site notice placed outside the premises, and a notice placed in the local press. 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: 1

Objecting: 1

Supporting: 0

The following comments were raised in the representations received:

- Loss of light to basement flat of 502 Muswell Hill Broadway.
- Query concerning whether means of emergency access from the building is unobstructed.

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and heritage;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Transport considerations;
6. Basement development;
7. Energy/sustainability;
8. Biodiversity and
9. Waste management

Principle of development

Principle of additional housing

The London Plan 2021 further supports the essential need for more homes and currently has a 10-year target set for the delivery of 15,920 new dwellings, of which 2,600 should be from small sites.

Haringey Local Plan policy SP2 outlines that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026.

Policy H1 'Increasing Housing Supply' seeks to increase housing supply across London. The supporting text 'recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford'. The policy states that Boroughs should seek to enable additional development capacity, including through intensification.

Development Management policy DM10 sets out that the Council will resist the loss of all existing housing unless the housing is replaced with at least equivalent new residential floorspace.

The proposal would add one additional residential unit to the site that would work towards addressing the adopted housing delivery targets for the borough. The principle of additional housing is therefore acceptable.

Infill development

London Plan (2021) Policy H2 outlines a clear presumption in favour of development proposals for small sites (below 0.25 hectares in size) and sets out a minimum target in Table 4.2 for boroughs (Haringey –10 year target is 2,600).

London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

Policy DM7 covers development on infill, backland and garden land sites, and requires proposals to comply with a number of criteria with regards to design and layout response to the site and wider context, provision of satisfactory standard of accommodation for future occupants, and amenity conditions for neighbouring occupants.

The site has been subject to previous planning consents for redevelopment of a commercial development that has met the criteria of policy DM7 - with the exception of the need to provide satisfactory accommodation given it was for commercial use. As such, it is considered that there is scope to achieve a satisfactory infill development of the site, subject to further detailed assessment of the proposal as is set out below.

Design and 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. In relation to extensions or alterations to residential buildings. 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.

In terms of scale and massing, the proposed development is similar to previously approved schemes on the site. The development would be two-storey in height, with a basement level below. The building would be mainly externally clad in a dark brick with soldier course brick detailing above the ground floor frontage, which would have a large glazed element. A first floor side balcony is proposed with metal balustrade and surrounds.

Elements of render and glazing are proposed on the side elevation. A flat roof design is proposed.

Muswell Mews is defined by a series of single and two-storey buildings of low architectural merit that detract from the character and appearance of the wider conservation area. The bulk, massing, scale and design of the proposed development would respect the character and appearance of the mews setting the wider conservation area. Further details of materials could be secured through the imposition of a pre-commencement condition if the development was to be recommended for approval. Subject to compliance with such a condition, the development would be acceptable with regards to design and heritage considerations.

Standard and quality of residential accommodation

London Plan 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 criteria set out within parts c-g of part A of DMP policy DM16 largely echo some of the design aspects covered within policy D6 of the London Plan.

London Plan policy D3 sets out that development proposals should deliver appropriate outlook, privacy and amenity.

As described in the design and access statement, the proposed development is to introduce a 2-bed 3-person dwelling to the site over 3 floors. The dwelling would have an internal floorspace of 82m². The London Plan does not set out minimum floorspace requirements for 2-bed 3 or 4-person units over 3 floors, but a 2-bed 3-person unit of over 2 floors would need a minimum floorspace of 70m² which the development would exceed.

One of the bedrooms would exceed 11.5m² with the ensuite bathroom included and therefore could be considered to be a double-room in size. Plenty of in-built storage would be provided within the dwelling in excess of London Plan Standards.

Outlook/light

In the revised plans, the living room area of the dwelling has been moved from basement level to ground floor. However, the kitchen for the new dwelling would still be located at basement level. This area would not benefit from any direct outlook, with no lightwell provided at basement level. In order to provide means of light, part of the front of the basement level would have a double-height roof, with the frontage of the ground floor treated with a flush glazed window that would allow light into the basement area.

A revised Daylight and Sunlight Assessment has been submitted on the basis of the revised layout, that demonstrates that all habitable rooms in the proposed dwelling would benefit from satisfactory levels of daylight when applying the Average Daylight Factor assessment to the development, and that all relevant habitable rooms would receive satisfactory sunlight exposure, in accordance with BRE Guidelines (2022).

Both bedrooms would benefit from satisfactory outlook, and whilst the kitchen does not have a direct means of outlook, given the principle living and dining area is provided at ground floor level, the small size of the kitchen and it receiving satisfactory lighting conditions, on balance, this arrangement is acceptable.

Accessibility

The proposal as revised, with the amendment to the layout to provide provision for a ramp access to overcome the single step from ground level to floor level in the entrance area, would be considered to provide satisfactory means of access on the entrance storey to use its facilities, including the WC and living room on the ground floor. A condition can be imposed to require the development to be built in compliance Part M4(2) of the building regulations.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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.

488 Muswell Hill Broadway

The previous planning consent for a new office building under planning reference HGY/2021/1537 introduced a building in close proximity to the first-floor rear facing window and balcony of the flat no. 488 Muswell Hill Broadway. However, the height of that new building was limited so that it would only obscure the lower half of the first-floor windows facing the proposal, meaning that outlook from these windows would still be maintained.

That inverted design of the first-floor rear elevation of the development maintained a separation of 2.45m from the main first floor rear elevation of the proposed building and 1.15m from the edge of the balcony railing.

As revised, the first floor now also has an inverted element that whilst reaching 0.5 metres higher than the previously approved scheme, with the inverted roof design, the highest part would be 3.25 metres height, and would be on balance considered to still provide adequate outlook for the occupants of the first floor flat in no. 488 MHB.

Aside from this property, the bulk, massing and scale of the development would not result in an unacceptable loss of outlook or light by any other neighbouring property.

The development has a full-height glazed door at first-floor level on the north elevation providing access to the proposed first floor side balcony. The side balcony would afford mutual overlooking between the host balcony and the rear-facing windows of flats between 494 – 522 Muswell Hill Broadway (MHB), with the closest directly opposite windows set approximately 15 metres away.

Given the urban context within which the development is set, to the rear of a busy high street location, it is considered that sufficient separation distance would be retained between this balcony and the rear windows of nos. 494-522 MHB to ensure that sufficient privacy would be provided for these existing occupants as well as future occupants of the development.

The ground floor windows of adjacent no. 2/2A Muswell Road appear to be obscure glazed and therefore the front windows and proposed first floor balcony would not result in a loss of privacy from these neighbouring windows. The first-floor rear facing window of this neighbouring window would be set at a very oblique angle to the proposed first floor rear window/balcony and therefore would not result in an unacceptable loss of privacy. The balcony would allow views into the rear garden area of no. 2/2a Muswell Road, but given its relatively narrow footprint, and the established mutual overlooking of upper floor windows of garden amenity space, this would not be so harmful to privacy levels to warrant refusal of the proposal.

Following amendments, the proposal is on balance considered to be acceptable with regards to amenity impact considerations.

Transport considerations

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'.

The site is located within an area with a Public Transport Accessibility Level (PTAL) of 3 which is deemed to be average. On-street parking on Muswell Road and nearby residential streets is unrestricted.

The proposal seeks to add one additional 2-bedroom unit to the site. No parking stress survey has been submitted alongside the application, but it would appear that there is a high-level of on-street parking in the locality, and limited on-street parking capacity. Notwithstanding this, at one small additional unit, the proposal is unlikely to give rise to increased pressure on on-street parking levels in the locality that cannot be accommodated.

2 covered and secured cycle spaces would be provided at ground floor level adjacent to the entrance of dwelling in accordance with London Plan cycle parking standards. A condition could be imposed that the spaces are provided prior to first occupation of the development if the development was to be recommended for approval.

A Method of Construction Statement has been submitted alongside the planning application. The statement outlines that works would be overseen with the aid of a Traffic Marshall guiding vehicles from Muswell Road along Muswell Mews into the proposed delivery zone.

The statement sets out commitments to avoid deliveries at peak hours, with deliveries only between 09:30 – 15:00 Mondays – Fridays and 08:00am – 1:00pm Saturdays. It is envisaged that with the aid two banksmen, delivery vehicles will reverse into Muswell Mews to make the deliveries directly outside the site. The statement does not provide swept path drawings but provides an indicative layout of where plant and material storage would be located towards the front of the site during construction.

A more detailed construction management plan could be required through imposing a pre-commencement on the development if the development was recommended for approval, to ensure the construction process is adequately managed to minimise disruption to the local community, pedestrian/cycle safety and highway networks, and that other highway users experience minimal disruption and disturbance. Taking the above into consideration, the proposal is acceptable with regards to transportation considerations.

Basement development

DM Policy (2017) DM1 requires that there should be no significant adverse impact on other surrounding uses.

Development Management policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal would not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and would not adversely impact the amenity of adjoining properties or the local natural and historic environment.

No Basement Impact Assessment (BIA) has been submitted alongside the planning application, which does not allow officers to make an informed assessment of the implications of the basement development on structural stability, flood risk or impact on utilities in the locality.

Notwithstanding this, previous planning consents for the site in 2017 and 2018 have included basements of a similar scale to that proposed in this development, which included BIAs. During the assessment of those applications, the BIA set out that the basement void will be formed via mass concrete underpins to the existing adjoining properties' walls, and would not result in a change in surface water flows, change the proportion of hard surface external areas or change the profile of inflows of surface water received by adjacent properties. The BIAs were considered to demonstrate that there would not be an unacceptable impact upon the structural integrity of any adjoining properties' structures.

Other legislations, Party Wall Act and Building Regulations, will also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. The necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site. The Party Wall Act 1996 exists separately from the planning system, to reconcile differences that adjoining development might cause.

A condition could be imposed to ensure that the structural side of the basement is overseen by a suitably qualified chartered engineer. A construction management plan could also be required to be submitted to the LPA prior to the commencement of works on site. This will provide further information on the programme of works.

Energy and sustainability

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.

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.

The proposal has been reviewed by Carbon Management officers. The development achieves a reduction of 76 % carbon dioxide emissions on site (1.0 tCO₂) from a Building Regulations Part L 2021 compliant building. This is supported in principle. Planning conditions have been recommended to secure the benefits of the scheme. These could be included in the decision notice if the development was to be recommended for approval.

Biodiversity

DM policy DM1 sets out that development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole.

London Plan Policy G6 and Local Plan Policy DM21 require proposals to manage impacts on biodiversity and aim to secure a biodiversity net gain. Additional greening should be provided through high-quality, durable measures that contribute to London's biodiversity and mitigate the urban heat island impact. Local Policy SP13 requires new development to protect and improve sites of biodiversity and nature conservation value.

The site in question is located to the rear of the retail parade, and does not have more than 25m² of habitat value within the site, and is therefore exempt from the requirement to demonstrate and achieve a 10% biodiversity net gain.

Notwithstanding this, the submitted plans as revised indicate that the roof of the new development will be treated with a green roof which is likely to enhance the biodiversity value of the site. A condition will be imposed on the development that requires

Waste management

DM Policy (2017) DM4 'Provision and Design of Waste Management Facilities' requires all proposals to make on-site provision for general waste, recycling and waste organic materials ensuring adequate internal and external storage space to manage the volume of waste arising from the site.

The Haringey 'Waste management guidance note for residential and mixed-use developments' sets out waste and recycling guidelines for residential and mixed-use developments within the borough. 2 x 240 litre bins would be required for waste and recycling storage and a 25 litre food waste to meet the guidance. The proposal would provide an enclosed storage area which appears to be marginally too small to meet the requirements for the waste and recycling bins, and no space shown allocated for the food waste. It is considered that there would be scope to amend the scheme to provide sufficient space through revised plans if the development was to be recommended for approval.

In terms of collection, Muswell Mews is a narrow rear service road down which it is not believed Haringey provides residential waste collection services. As such, there would be a need for a private waste collection service to be arranged for the development, details of which could be conditioned to be provided and approved if the development was to be recommended for approval. Subject to conditions therefore, it is considered that the development could be acceptable with regards to waste and recycling considerations.

Conclusion

The proposed development as revised is acceptable with regards to relevant planning considerations. It would work towards addressing housing needs, and would be acceptable with regards to relevant planning considerations.

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

Based on the information given on the plans, the Mayoral CIL charge will be £5,829.38 (82sqm x £71.09) and the Haringey CIL charge will be £35,550.28 (82sqm x £433.54). This will be collected by Haringey after the scheme is 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.

8. Recommendation

GRANTED 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. 1345-A-GA-PL-100, 1345-A-GA-EL-100, 1345-A-GA-EL-101 Building Regulations England Part L (BREL) Compliance Report 22 Nov 2024 1345-A-SP-101 Block Plan 1345-A-SP-100 Location Plan Energy Statement by Achieve Green 20 November 2024 1345-A-GA-EL-200_ProposedFrontElevation_RevA 1345-A-GA-PL-202_ProposedRoofPlan_RevA 1345-A-GA-EL-201_ProposedSideElevation_RevB 1345-A-GA-PL-201_ProposedFirstFloorPlan_RevB 1345-_A-GA-SC-100_ProposedCrossSection_RevC_1345 Daylight and Sunlight Report by Right of Light Consulting dated 28 October 2025 1345-A-GA-PL-199_ProposedBasementFloorPlan_RevC 1345-A-GA-SC-101_ProposedLongitudinalSection_RevE 1345-A-GA-PL-200_ProposedGroundFloorPlan_RevD Reason: For the avoidance of doubt and in the interests of proper planning.
3	Further details of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Further details shall include brick types, render, roofing materials, balcony, doors and glazing combined with a schedule of the exact product references. The development shall be carried out in accordance with the approved details.

	Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted 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 proposed development shall be designed to 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 wheelchair accessible homes and to comply with Haringey Local Plan 2017 Policy SP2 and the London Plan 2021 Policy D7.
5	Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 cycle parking spaces 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.
6	No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of: a) parking and management of vehicles of site personnel, operatives and visitors b) loading and unloading of plant and materials c) storage of plant and materials d) programme of works (including measures for traffic management) e) provision of boundary hoarding behind any visibility zones f) wheel washing facilities: have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period. 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.
7	No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition. Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.
8	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 £909 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.
9	The development hereby approved shall be constructed in accordance with the Energy Statement by Achieve Green (version 01 dated 20th November 2024) delivering a minimum 76% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies and air source heat pumps (ASHPs). (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 how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy; Confirmation of the necessary fabric efficiencies to achieve a minimum 16% 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; Specification of any additional equipment installed to reduce carbon emissions. The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter. (b) The air source heat pump must be installed and brought into use prior to first occupation of the development. 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.
10	Prior to the commencement of above ground works, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. The living roof must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK, and all soils and compost used must be peat-free to reduce the impact on climate change. The submission shall include: 1. A roof plan identifying where the living roof will be located; 2. A section demonstrating substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs; 3. Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native); and 4. A management and maintenance plan, including frequency of watering arrangements. The approved living roof shall be provided before the development is first occupied and shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements. Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports water

	retention on site during rainfall. 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).
11	Notwithstanding the plans otherwise hereby approved, no development shall take place until revised details for the provision of refuse, waste and recycling storage facilities that comply with the 'Haringey Waste Management Guidance Note for Residential and Mixed-Use Developments', has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to first occupation, and permanently retained thereafter. Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D6 of the London Plan 2021.
12	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and reenacting the order) no extensions or further outbuildings shall be built and no new window or door openings inserted into any elevation of the building (other than that development expressly authorised by this planning permission), unless otherwise agreed in writing by the Local Planning Authority. Reason: To safeguard the amenities of neighbouring occupiers and the general locality, in accordance with policy DM1 of the Haringey Development Management DPD (2017).
13	Noise emitted by all building services plant shall not exceed the existing measured lowest LA90(15min) background noise level at any time when all plant is in use. The noise emitted shall be measured or predicted at 1.0m from the facade of the nearest residential window or at 1.2m above any adjacent residential garden, terrace, balcony or patio. The equipment shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this Condition, it shall be switched off 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 Development Plan Document 2017.

Informatives:

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (street.naming@haringey.gov.uk) to arrange for the allocation of a suitable address.

In order to proceed with 'Street Naming and Numbering', please use the following web link: <https://www.haringey.gov.uk/streets-roads-travel/street-licences-applications/streetbuilding-naming-numbering>

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £5,829.38 (82sqm x £71.09) and the Haringey CIL charge will be £35,550.28 (82sqm 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.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.

