

Mr Tom Lacey
4 Burlington Road
London
N10 1NJ

10 November 2025

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2024/3298
Location	1 Muswell Mews, Hornsey, London, N10 2BF
Proposal	Erection of two-storey (with basement level) dwellinghouse.
Received	3 December 2024

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
1345-A-GA-PL-100, 1345-A-GA-EL-100, 1345-A-GA-EL-101	Existing plans, elevations and sections (Proposed plans, elevations and sections superseded)	3 December 2024
Building Regulations England Part L (BREL) Compliance Report 22 Nov 2024		3 December 2024
1345-A-SP-101 Block Plan		3 December 2024
1345-A-SP-100 Location Plan		3 December 2024
Energy Statement by Achieve Green 20 November 2024		3 December 2024
1345-A-GA-EL-200_ProposedFrontElevation_RevA		7 April 2025
1345-A-GA-PL-202_ProposedRoofPlan_RevA		7 April 2025
1345-A-GA-EL-201_ProposedSideElevation_RevB		2 May 2025
1345-A-GA-PL-201_ProposedFirstFloorPlan_RevB		2 May 2025
1345- _A-GA-SC-100_ProposedCrossSection_RevC_1345		2 May 2025
Daylight and Sunlight Report by Right of Light Consulting dated 28 October 2025		31 October 2025
1345-A-GA-PL-199_ProposedBasementFloorPlan_RevC		31 October 2025
1345-A-GA-SC-101_ProposedLongitudinalSection_RevE		31 October 2025
1345-A-GA-PL-200_ProposedGroundFloorPLan_RevD		31 October 2025

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (13)

- 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.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.