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10 Old Dairy Court
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London
United Kingdom
N4 4AP

13 January 2026

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

Case Reference HGY/2024/1676
Location 6A Grange Road, Hornsey, London, N6 4AP
Proposal Erection of a three-storey, five-bedroom (replacement)
dwellinghouse with basement level over vacant plot.
Received 14 June 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
Energy Statement.pdf	Environmental statement	14 June 2024
RGL-23-4044-01A.pdf	Existing Site Survey	14 June 2024
240612_Grange Road_Location Plan.pdf	The location plan	14 June 2024
240612_Grange Road_Design Statement.pdf	Design and access statement	14 June 2024
Biodiversity Statement		9 July 2024
6a Grange Road Heritage Impact Assessment October 2024_v0		8 November 2024
Part_I_2021_gla_carbon_emission_reporting_spreadsheet_v2.0_0		8 November 2024
Building Reg Part L Report		8 November 2024
06 Grange Road, London, N6 4AD Arboricultural Impact Assessment and Method Statement rev 2024 final		3 December 2024
Grange Road daylight assessment_1003_Issue5		13 December 2024
Proposed Drawings Rev B		30 April 2025
AW_VL_P22-2546_02 Rev K Vol 2 of 3 - Basement Impact Assessment		28 July 2025
AW_VL_P22-2546_02 Rev K Vol 1 of 3 - Basement Impact Assessment		28 July 2025
AW_VL_P22-2546_02 Rev K Vol 3 of 3 - Basement Impact Assessment		28 July 2025
Attenuation Tank Section		13 January 2026
RPA Encroachment Drawing		13 January 2026

Conditions: (22)

- 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.

P/100B, P/101C, P/102B, P/103B, P/200C, P/201A, P/300C, P/301C, P/400, P/401, P/500, RGL 23 4044 01A, 240612_Grange Road_Location Plan, 240612_Grange Road_Design Statement, RPA Encroachment Drawing, Attenuation Tank Section.

Energy Statement, Biodiversity Statement, Building Reg Part L Report, Part I 2021 gla_carbon_emission_reporting_spreadsheet_v2.0_0, 6a Grange Road Heritage Impact Assessment October 2024_v0, 06 Grange Road, London, N6 4AD Arboricultural Impact Assessment and Method Statement rev 2024 final, Grange Road daylight assessment_1003_Issue5, 13979 06 CRH XX XX GE R 6a Grange Road BIA Audit P4, AW_VL_P22 2546_02 Rev K Vol 2 of 3 Basement Impact Assessment, AW_VL_P22 2546_02 Rev K Vol 1 of 3 Basement Impact Assessment, AW_VL_P22 2546_02 Rev K Vol 3 of 3 Basement Impact Assessment.

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 development shall take place until detailed design drawings and physical material samples relating to the external elements of the development have been submitted to and approved in writing by the Local Planning Authority. These details shall include scaled drawings (minimum 1:10) and physical samples, clearly illustrating dimensions, materiality, and construction detailing prepared by the project architect, and shall cover the following elements:

A. Facing Brickwork

- A minimum 1m x 1m sample panel to be constructed on site, showing the proposed brick type, colour, texture, bond, mortar mix, and pointing style.

- Details of any brickwork articulation, including decorative features, copings, or special brickwork elements.

B. Roofing Materials and Junctions

- Physical samples of all roofing materials, including slate and any metal finishes.

- Final detailed drawings showing ridge, verge, gutter profiles, and all junctions between roofing materials and brickwork, including transitions between pitched and vertical surfaces.

C. Metalwork and Architectural Features

- Samples and detailed drawings of any decorative metal elements, including those proposed for the top floor front elevation.

D. Windows and Doors

- Detailed drawings at 1:10 scale (plan, elevation, and section) showing head, jamb, cill, reveal, and surround construction.

- Physical samples of window frames and door finishes.

E. Rainwater Goods and External Fixtures

- Detailed drawings and specifications of all external fixtures, including downpipes, foul pipes, and meter boxes, showing their locations, finishes, and integration with the building envelope.

The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To ensure a high-quality and contextually appropriate design, and to preserve the character and appearance of the Highgate Conservation Area, in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1, DM9 and DM12 of the Development Management DPD (2017).

- 4** Notwithstanding the details shown on drawing P/101 Rev C, final details of the design, dimensions and external finish of the cycle and refuse/recycling storage structures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The approved structures shall provide a minimum of 3 cycle parking spaces in accordance with London Plan standards, shall be fully installed prior to first occupation, and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure high-quality, functional, and visually appropriate storage structures that support sustainable transport and waste management, and to protect the amenities of the locality, in accordance with Policies DM4 of the

Development Management DPD 2017, SP7 and SP11 of the Haringey Local Plan 2017, and Policies SI7 and T5 of the London Plan 2021.

- 5 Notwithstanding the details submitted as part of the planning application (P/101 Rev. C & P/102 Rev. B), final details of both hard and soft landscaping works, including tree planting to mitigate the loss of three Category C trees (T009–T011), and the specification and planting details of the proposed green roof to the single-storey element, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation.

The approved scheme shall be implemented in full during the first planting and seeding season following occupation of the building or completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which within five years of completion die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, shall be maintained and retained thereafter.

Reason: To provide a suitable setting for the development and ensure appropriate mitigation for tree loss, in accordance 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 The development shall be carried out in full accordance with the tree protection measures, supervision requirements, and construction methodologies set out in the approved Arboricultural Impact Assessment and Method Statement prepared by MMEEnvironmental Ltd, dated 11 November 2024.

A. Pre-commencement requirements

1. No development, including any demolition, site clearance, groundworks or installation of temporary access, shall commence until:
2. The tree protection fencing and temporary ground protection shown on the approved Tree Protection Plan have been installed; and
3. An arboriculturally supervised hand dug trench to a depth of 600mm has been undertaken along the line of the proposed foundation within the RPA of T007, to establish the presence, size and distribution of structural roots, with a written record of findings submitted to and approved by the Local Planning Authority. The approved foundation design, including any required pile and beam solution, shall thereafter be implemented in full.

B. Requirements during construction

1. All works within the combined RPAs of T007 and T008 (totalling approximately 55.5m²) shall be carried out using the three-dimensional cellular confinement system specified in the AIA, including angular stone

backfill and a porous surface layer.

2. Temporary multitrack ground protection laid over a 150mm woodchip layer shall be installed and retained wherever construction activity occurs within these RPAs.

3. No excavation, soil stripping, level changes, service installation, storage, mixing, or vehicle access shall occur within any Root Protection Area except where expressly permitted in the approved AIA and under the supervision of the Project Arboricultural Consultant.

C. Retention and removal of protection measures

1. All protective measures shall remain in place until all construction works, including hard and soft landscaping, have been fully completed and all equipment, machinery and surplus materials have been removed from the site.

Reason: To ensure the protection and long-term retention of trees adjacent to the site during construction works, in accordance 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.

- 7 Notwithstanding the construction management plan submitted, 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. Vehicle routing and if any reversing manoeuvres is required, provision for the management of their movement by a qualified and certificated banksman;
- III. Storage of plant and materials used in constructing the development;
- IV. Details of a construction compound including the siting of any temporary site office, toilets, skips or any other structure;
- V. The erection and maintenance of security hoarding where appropriate;
- VI. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
- VII. Contact details for the Site Supervisor responsible for on-site works;
- VIII. Photographic survey of the full length of Grange Road be submitted to serve as a baseline against which any damage arising from construction can be assessed.

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.

- 8 No development, including any excavation, shall commence until a suitably qualified chartered engineer has been appointed to inspect, approve and monitor the critical elements of both temporary and permanent basement works. Details of the appointment, including the engineer's qualifications and responsibilities, shall be submitted to and approved in writing by the Local Planning Authority. The appointed engineer shall remain in post for the duration of the basement works.

Reason: To ensure the basement is constructed safely and without undue impact on the structural integrity of neighbouring buildings, in accordance with Policy DM18.

- 9 Notwithstanding the information submitted to date, no development, including any excavation, shall commence until a site-specific hydrogeological and geotechnical investigation has been carried out and submitted to, and approved in writing by, the Local Planning Authority. The investigation shall confirm groundwater levels and flow conditions at the site, assess the hydrological and geotechnical impacts of the approved basement, and set out any mitigation measures required to ensure that the development will not increase flood risk or adversely affect the structural stability of neighbouring properties. The development shall thereafter be carried out strictly in accordance with the approved mitigation measures.

Reason: To ensure the development does not increase flood risk or harm the stability of neighbouring buildings, in accordance with Policies DM18 and DH7 of the Haringey Development Management DPD (2017).

- 10 Notwithstanding the information submitted to date no development, including any excavation, shall commence until an updated Ground Movement Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall use a methodology appropriate for sloping ground conditions and shall demonstrate that ground movements arising from the approved basement can be limited to Burland Category 1 for all neighbouring properties. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To ensure the basement can be constructed without causing damage to neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD and Policy DH7 of the Highgate Neighbourhood Plan.

- 11** The basement works hereby approved shall be carried out under the continuous supervision of a suitably qualified chartered structural or geotechnical engineer. Movement monitoring shall be installed and undertaken in accordance with the updated Ground Movement Assessment approved pursuant to the condition above, with readings taken at the intervals specified therein.

If monitoring identifies movement exceeding Burland Category 1 thresholds, all excavation and basement works shall cease immediately until a revised mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved mitigation strategy.

Reason: To ensure the works do not cause structural damage to neighbouring buildings, in accordance with Policy DM18.

- 12** Notwithstanding the submitted Basement Impact Assessment (BIA) prepared by Create Consulting Engineers Ltd (Ref. AW/VL/P22-2546/02 Rev. K, May 2025), and following detailed design of the scheme, revised drainage layout drawings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development (excluding demolition and site clearance). The drawings shall demonstrate full coordination with the approved structural and piling design to ensure feasibility and avoid physical conflict. The development shall thereafter be carried out in accordance with the approved drainage details.

Reason: To ensure the drainage strategy is compatible with the structural design and basement construction, and to prevent conflict between drainage infrastructure and foundation elements, in accordance with Policy DM18 of the Haringey Development Management DPD and Policy DH7 of the Highgate Neighbourhood Plan.

- 13** The development hereby approved shall be constructed in accordance with the Energy Statement prepared by Achieve green (dated Feb 2024) delivering a minimum 83% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pump and a minimum 3.5 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:

- o Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- o Confirmation of the necessary fabric efficiencies to achieve a minimum 44% reduction, including details to reduce thermal bridging;
- o 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;

- o Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- o Details of the PV, demonstrating the roof area has been maximised, with the following details: 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)
- o 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 solar PV arrays and air source heat pump must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

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.

- 14** 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 £1,995.00 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.

- 15** The development shall not be occupied until details of the location of a water butt with a minimum internal capacity of 120 litres, to intercept rainwater draining from the roof of the dwelling, have been submitted to and approved in writing by the Local Planning Authority. The approved water butt shall be installed prior to occupation 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.

- 16** The dwellings hereby approved shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

- 17** The side-facing window openings at ground and first floor level, as shown on approved drawing P/300, shall incorporate the solid panels and obscured glazing above 1.7 metres above finished floor level as indicated. These measures shall be installed prior to the first occupation of the dwelling and shall be retained as such for the lifetime of the development, unless otherwise agreed in writing in advance by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers, in accordance with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of the Development Management DPD 2017.

- 18** The noise level from the operation of the air source heat pump(s) to be installed shall not exceed 42dB LAeq (5 min) when measured at a point 1 metre from the window of a habitable room on the façade of any neighbouring residential property.

If, in the opinion of the Local Planning Authority, the operation of the air source heat pump(s) results in a noise nuisance to the occupant of any neighbouring dwelling, the applicant shall implement noise mitigation measures as agreed in writing with the Local Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 19** 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.

- 20** 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 outbuilding 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.

- 21** 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 part of the flat roof to the rear of the building hereby granted and shown to have a green roof shall be used as a roof terrace or balcony.

Reason: To safeguard the residential amenities of the neighbours and to prevent overlooking of the neighbouring properties by controlling roof extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

- 22** The dwelling hereby approved shall be constructed and completed as a self-build or custom-build dwelling within the meaning of section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended). The first occupation of the dwelling shall be by a person or persons who have had primary input into the design and layout of the dwelling.

No later than two months prior to first occupation, the applicant shall notify the Local Planning Authority in writing of the intended first occupier(s) and shall provide evidence demonstrating that those persons meet the statutory definition of self-build or custom housebuilding. The dwelling shall not be first occupied until the Local Planning Authority has acknowledged receipt of this information.

Reason: To ensure the development qualifies for the self-build and custom housebuilding exemption from biodiversity net gain under paragraph 17 of Schedule 7A to the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Informatives:

INFORMATIVE: Community Infrastructure Levy

Based on the submitted information, the Mayoral CIL charge will be £29,819.30 (410 sqm × £72.73) and the Haringey CIL charge will be £181,843.20 (410 sqm × £443.52, indexation included). These charges will be collected by Haringey should the scheme be implemented and may be subject to surcharges for failure to assume liability, failure to submit a commencement notice, and/or for late payment. All charges are also subject to indexation in line with the construction costs index.

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

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.

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.

- 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.

