Planning Service

Rob Krzyszowski Interim Assistant Director Planning, Building Standards & Sustainability

Mr Christian Pinchin
Unit One Architects Ltd.
Unit One Architects
The Junction
Station Road
Watford
WD17 1EU

On behalf of
Mr Martin Cowie
River Park House
225 High Road
Wood Green
London
N22 8HQ

Planning Application Reference No. **HGY/2021/0054**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: **Garages Adjacent to 200 Morley Avenue, N22**

Proposal: **Demolition of existing garages adjacent to 200 Morley Avenue. Erection of one x three bed four person, two-storey property with associated front & rear gardens, refuse/recycling and cycle storage.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 22/12/2020 and drawing number(s): 0219 - 001 P01, 0219 - 002 A04, 0219 - 003 P01, 0219 - 006 P01, 0219 - 007 P01, 0219 - 008 P01, 0219 - 102 P01, 0219 - 103 P01, 0219 - 104 P01, 0219 - 105 P01, 0219 - 106 P01, 0219 - 107 P01, 0219 - 108 P01, 0219 - 109 P01, Design and Access Statement December 2020, Tree Survey, Arboricultural Implications Assessment & Method Statement by Indigo Surveys Nov 2020 20233/A3, Energy Statement by MLM Group 25/11/2020, Sustainability Statement by MLM Group dated 21/12/2020, Daylight and Sunlight Study by Right of Light Consulting 21 December 2020, Transport Statement by Paul Mew Associates December 2020, Preliminary Risk Assessment report by Jomas Associates P2855J2051/TE

SEE SCHEDULE OF CONDITIONS ATTACHED

09/04/2021

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

NOTE:
1. You can find advice in regard to your rights of appeal at: www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
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.

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.

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The following conditions have been applied to this consent and these conditions must be complied with:

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 approved plans comprise drawing nos 0219 - 001 P01, 0219 - 002 A04, 0219 - 003 P01, 0219 - 006 P01, 0219 - 007 P01, 0219 - 008 P01, 0219 - 102 P01, 0219 - 103 P01, 0219 - 104 P01, 0219 - 105 P01, 0219 - 106 P01, 0219 - 107 P01, 0219 - 108 P01, 0219 - 109 P01, Design and Access Statement December 2020, Tree Survey, Arboricultural Implications Assessment & Method Statement by Indigo Surveys Nov 2020 20233/A3, Energy Statement by MLM Group 25/11/2020, Sustainability Statement by MLM Group dated 21/12/2020, Daylight and Sunlight Study by Right of Light Consulting 21 December 2020, Transport Statement by Paul Mew Associates December 2020, Preliminary Risk Assessment report by Jomas Associates P2855J2051/TE. 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. Before any above ground development commences the following details in relation to the buildings hereby approved shall be submitted to and approved in writing by the local planning authority:
i) plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all new external frontage windows and doors at a scale of 1:10;
ii) details of brickwork including contrasting tone soldier course detail, roof materials, door and window frame materials including model and manufacturer;
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, assess the suitability of the details submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with policy D3 and HC1 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4. Notwithstanding the approved plans, prior to the occupation of the unit hereby approved details of all boundary treatments, hard and soft landscaping within the site shall be submitted to and approved in writing by the Local Planning Authority, including details of location, type and materials to be used for hard landscaping and specifications for the permeable paving. The development thereafter shall be implemented in accordance with such approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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5. Prior to the first occupation of the development hereby approved, the developer shall have entered into an agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the necessary section of redundant crossover across the footway into the site and to reinstate the public footpath at this location. The necessary Traffic Management Order (TMO) shall also be amended so that the existing on-street controlled parking bay on Morley Avenue is extended to cover the area fronting the redundant crossover to the front of the application site.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway and consistent with Policy T4 of the London Plan 2021.

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.

Reasons: 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 Policy T4 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the buildings (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.

8. Before development commences other than for investigative work:
a. Using the information already submitted in Desk Study/Preliminary Risk Assessment Report with reference P2855J2051/TE by Jomas Associates, an intrusive
site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site

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c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;
d. A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

9. 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 in line with paragraph 109 of the National Planning Policy Framework.

10. The development hereby approved shall be constructed in accordance with the Energy Statement by MLM Group 25/11/2020 and Sustainability Statement by MLM Group dated 21/12/2020.

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 Policy SP4 of the Haringey Local Plan 2017 and Policy DM22 of the Haringey Development Management DPD 2017.

11. Notwithstanding the plans and details otherwise hereby approved, prior to first occupation of the development hereby approved, a revised detailed scheme for the provision of refuse and waste storage and recycling facilities where the storage is located closer to the public highway shall be 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 SI7 of the London Plan 2021.

12. Prior to first occupation of the development hereby approved, details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 4 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies T2 and T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

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13. Prior to first occupation of the development hereby approved, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure safe and secure development and reduce crime

14. Notwithstanding any provisions to the contrary, the residential unit hereby approved shall be for rent at council social-rent levels within the C3 use class, and for no other tenure or use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the scope of this permission in relation to the provision of affordable housing.

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: 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: 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 : 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 £4,541.25 (75sqm x £60.55) and the Haringey CIL charge will be £17,242.5 (75sqm x £229.90 (Indexation included)). 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.

INFORMATIVE:

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.

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INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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