Planning Service

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On behalf of
Ishen Stewart-Dowding
Planning, Regeneration & Economy
Level 6
River Park House
225 High Road
Wood Green
N22 8HQ

Planning Application Reference No. **HGY/2020/1779**

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

NOTICE OF PLANNING PERMISSION

Location: **Redlands, Summerhill Road, N15**

Proposal: **Redevelopment of existing garages and parking area for the provision of 8 residential units, comprising 6 apartments in two blocks fronting West Green Road and Summerhill Road and 2 houses at the rear of the site with associated access, amenity space, refuse/recycling and cycle storage facilities and landscaping.**

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 27/07/2020 and drawing numbers: PL_001 REV A; PL_0100 REV A; PL_0300 REV A; PL_0301 REV A; PL_1001 REV C; PL_1001 REV C; PL_1002 REV B; PL_1003 REV B; PL_1004 REV C; PL_1200 REV B; PL_1201 REV B; PL_1201 REV B; PL_1202 REV B; PL_1203 REV B; PL_1204 REV B; PL_1205 REV B; PL_1206 REV B; PL_1207 REV C; PL-1208 REV B; PL_1209 REV B; PL_1210 REV B; PL_200 REV B; PL_2001 REV B; PL_3100 REV B; PL_3101 REV B; PL_3102 REV B; Daylight & Sunlight Report; Energy and Sustainably; Desk Study Report; Transport Statement; Construction Traffic Management Plan.

SEE SCHEDULE OF CONDITIONS ATTACHED

21/10/2020

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: PL_001 REV A; PL_0100 REV A; PL_0300 REV A; PL_0301 REV A; PL_1001 REV C; PL_1001 REV C; PL_1002 REV B; PL_1003 REV B; PL_1004 REV C; PL_1200 REV B; PL_1201 REV B; PL_1201 REV B; PL_1202 REV B; PL_1203 REV B; PL_1204 REV B; PL_1205 REV B; PL_1206 REV B; PL_1207 REV C; PL-1208 REV B; PL_1209 REV B; PL_1210 REV B; PL_200 REV B; PL_2001 REV B; PL_3100 REV B; PL_3101 REV B; PL_3102 REV B; Daylight & Sunlight Report; Energy and Sustainably Strategy; Desk Study Report; Transport Statement; Construction Traffic Management Plan. 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. Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work of the relevant phase commencing on site. The details and samples shall include:

a) Facing Brickwork(s); sample panels of proposed brickwork to be used showing the colour,
b) texture, pointing and perforated brickwork and boundary walls shall be provided;
c) window reveals, soldier courses and balconies (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all new external windows and doors at a scale of 1:10);
d) Zinc cladding;
e) Metal sheet cladding including perforated pattern;
f) Roof capping;
g) Doors; timber doors and aluminium entrances/screens;
h) Aluminium/timber composite window treatment;
i) Canopies;
j) Timber screens;
k) Balustrades;
l) Balcony materials;
m) Roofing materials;
n) down pipes, rainwater pipes or foul pipes
o) Any other external materials to be used.

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

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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 samples submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no works permitted under Classes A-E 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 7.4 of the London Plan 2016 and Policy DM1 of The Development Management DPD 2017.

5. Before development commences other than for investigative work:

a. With the recommendation of the outcome of risk assessment in section 5.4 of the submitted Desk Study/Preliminary Risk Assessment Report with reference P2365J1795/AMM prepared by JOMAS Associates Ltd dated 7th October 2019 indicating the risk of contamination and the need for Phase II investigation, a site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The 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.

c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

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.

Reason: 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, policy 5.21 of the London Plan 2016 and Policy DM1 of The Development Management DPD 2017.

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6. Prior to above ground works, details of a scheme for living roofs for the development hereby permitted should be submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) A roof plan identifying where the living roofs will be located;
b) A substrate of no less than 120mm for extension living roofs;
c) Sections showing the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;
d) A plan showing the location of log piles / flat stones for invertebrates;
e) The range of native species of wildflowers 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);
f) Relationship with photovoltaic array; and
g) Irrigation, management and maintenance arrangements.

The development shall be implemented in accordance with the approved scheme prior to its first occupation and the living roofs shall be retained and managed thereafter in accordance with the approved management arrangements. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development that provides provision towards the creation of habitats for biodiversity, mitigate against climate change and support water retention, consistent with Policy 5.11 of the London Plan 2016 and PoliciesSP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

7. The development hereby approved shall be constructed in accordance with the Energy and Sustainability Strategy prepared by Whitecode Design Associates (dated 24 April 2020, Rev 1) delivering a 78.5% improvement on carbon emissions over 2013 Building Regulations Part L with high fabric efficiencies, air source heat pumps (ASHPs) and 7.5 kWp solar photovoltaic (PV) array.

Reason: To ensure a sustainable development that mitigates against climate change consistent with Policy 5.11 of the London Plan 2016 and PoliciesSP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

8. Prior to occupation, 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.

9. Before the development hereby permitted is occupied, details of any external lighting shall be submitted to and approved in writing by the local planning authority. The details shall include location, design, levels of brightness and beam orientation, together with measures to minimise overspill and light pollution and minimise impacts to foraging bats. The lighting scheme shall thereafter be carried out in accordance with the approved details and the measures to reduce overspill and light pollution retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the protecting the amenities of neighbouring occupants, in accordance with policy 7.6 of the London Plan 2016 and policy DM1 of the Haringey Development Management DPD 2017.

10. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

1) location, type and materials to be used for hard landscaping including specifications for the permeable paving;
2) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
3) layout and specification of food growing and composting area, including how rainwater will be harvested and water points are accessible to growers;
4) bird and bat boxes; and
5) Details, including elevations and materials of all hard boundary treatments.
Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

11. No development shall take place until a final Construction Logistics Plan (CLP) / Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CLP/ CMP shall provide details of:

(a) To address impact of construction, site assembly works and impact on the operation of the highway network:

I. A programme of works (including measures for traffic management);
II. Vehicle routing and if any reversing manoeuvres on public highway land 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. Plant and machinery to be used during construction works;
V. Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure;
VI. The erection and maintenance of security hoarding where appropriate;
VII. Parking of vehicles of site operatives and visitors;
VIII. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
IX. Contact details for the Site Supervisor responsible for on-site works;

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(b) To address impact of construction on the broader amenity of the area:

X. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
XI. Details of how the effects of noise and vibration arising from site operations are mitigated;
XII. Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration. An inventory of all Non-Road Mobile Machinery (NRMM) must be registered on the NRMM register: https://nrmm.london/user-nrmm/register prior to the commencement of use of any NRMM at the application site. All NRMM should meet as minimum the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent;
XIII. Details of notification of works and engagement with local residents and neighbours to take place during the construction phase.

The development shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

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 Policies 6.3, 6.11 and 7.15 of the London Plan 2016, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

12. Notwithstanding any provisions to the contrary, the eight residential units 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.

13. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 the 8 units shall be served by a single Integrated Reception System (IRS) for the reception of TV signals, and no further aerials or satellite dishes shall be installed without agreement in writing by the local planning authority.

Reason: In the interest of the appearance and visual amenities of the development and immediate surroundings.

14. Prior to occupation, the development hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (1), (2) and (3) as indicated on the approved plans and supplementary information. Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

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15. Prior to the commencement of works on the scheme's superstructure, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

16. Prior to the commencement of works on the scheme's superstructure, details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

(a) Final detailed drawings of the drainage system.
(b) Details of the management maintenance for the lifetime of the development, management by residents, management company or other arrangements to secure the operation of the surface water drainage works.
(c) Confirmation from Thames Water, that capacity exists in their network to receive the surface water and approval for the connection to their network.
(d) Reason: To promote a sustainable development consistent with the Haringey Local Plan 2017.

Reason: To ensure a sustainable development that mitigates against climate change and supports water retention within the site, consistent with Policy 5.11 of the London Plan 2016 and PoliciesSP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

17. No development shall take place until details of the type and location of secure and covered cycle parking facilities for 15 cycles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle parking spaces 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 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

18. Prior to the commencement of works on the scheme's superstructure, details of the proposed ventilation, heating and solar PV systems shall be submitted to the Local Planning Authority. This must include:

i. efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR) and ASHPs, with plans showing the rigid MVHR ducting and ASHP pipework;
ii. proposed noise and visual mitigation measures for the ASHP, if necessary;
iii. evidence that the ASHP complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements;
iv. roof plan of proposed PV array; number, angle, orientation, type, peak output, shading level and efficiency level of the PVs; type of monitoring equipment; how overheating of the panels will be minimised.

Reason: To ensure a satisfactory standard of design in the interests of visual amenity, consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

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19. Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained and cleaned at least annually following installation.

Reason: To comply with London Plan 2016 Policy 5.2 and 5.9 and Local Plan Policy SP4 and in the interest of adapting to climate change and to secure sustainable development.

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 £43,167.43 (723.8sqm x £59.64) and the Haringey CIL charge will be £15,170.85 (723.8sqm x £ 20.96 (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.

INFORMATIVE:

The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significant reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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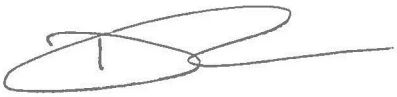
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INFORMATIVE:

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 development plan comprising the London Plan 2016, 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. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

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