

Appendix 1 Planning Conditions and Informatives

CONDITIONS

1) Development begun no later than three years from date of decision

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) In accordance with approved plans

The approved plans comprise drawing nos; 10A1003; 10A1002; 00A3002; 00A3001; 00A1002; 00A2001; 00A1001; 10A1005; 10A1004; 10A2002; 10A2001; 10A1007; 10A1006; 10A2003; 10A3002; 10A3003; 10A3001; 10A3000; 10A3004; Arboricultural Impact Assessment dated 18/05/2021; Basement Impact Assessment (Desk Study, Screening and Scoping Stage) dated April 2021 and accompanying documentation; Design and Access Statement dated 25/05/2021; Energy Statement, May 2021. 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) Materials submitted for approval

Samples 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. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Only the approved details shall be implemented and retained thereafter.

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) Details of hard and soft landscaping

Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include details of hard surfacing materials, details of planting with a schedule of species, in specific securing appropriate compensatory tree planting in the form of a semi-mature tree to be planted to the front of the site, with a minimum of 6 trees planted elsewhere within the site.

The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development 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, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

5) Details of bin stores

Notwithstanding the approved plans details of the design of the refuse and recycling bins enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved and shall be maintained as such 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.

6) Basement method statement

Notwithstanding the information submitted with the application no development shall take place until a final Method Statement for the construction of the basement has been submitted to and approved in writing by the local planning authority.

The Method Statement shall demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/ structures within the zone of influence. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

7) Structural Engineer to oversee basement works

No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. 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, and such appointment confirmed in writing to the local planning authority, to supervise their completion. 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 the local planning authority in accordance with this condition.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

8) Hydrological information/ drainage mitigation

The development hereby approved other than demolition and clearance of the site shall not commence until a site specific assessment of the hydrological and hydro-geological impact of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include: details of permeable surface to be agreed in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

9) Construction Management Plan

No development shall take place until a Construction Management Plan, to include details of:

- A. a programme of works (including measures for traffic management);
- B. details of vehicle routing, parking and management of vehicles of site personnel, operatives and visitors;
- C. loading and unloading of plant and materials;
- D. storage of plant and materials;
- E. provision of boundary hoarding behind any visibility zones;
- F. wheel washing facilities;

- G. measures for the control and reduction of dust;
- H. measures for the control and reduction of noise and vibration.

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 safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality in accordance with paragraph 174(e) of the NPPF 2021, Policy SD1 and SI 1 of the London Plan 2021, and Policy DM23 of The Development Management DPD 2017.

10) Tree protective fencing

The erection of fencing for the protection of trees shall be undertaken in accordance with the Arboricultural Impact Assessment (prepared by r.howorth & co.ltd) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent 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.

11) Cycle parking

The development shall not be occupied until a minimum of 2 long-stay cycle parking spaces for users of the development, have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.

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

12) Outbuilding incidental to dwelling house

The rear garden outbuilding hereby approved shall be used only in connection with the dwelling house on the application site and for purposes incidental to their enjoyment, and for no other purpose, without the benefit of planning permission from the Local Planning Authority.

Reason: To ensure that the occupants of nearby properties are not adversely affected by the development in accordance with Policy D14 of the London Plan (2021) and Policy DM1 of the Haringey Development Management DPD (2017).

13) Energy Strategy

The development hereby approved shall be constructed in accordance with the Energy Statement by 'greenbuildconsult' (dated May 2021) delivering a 51% improvement on carbon emissions over 2013 Building Regulations Part L.

(a) Prior to above ground construction, details of the proposed ground source heat pump (GSHP) system shall be submitted to the Local Planning Authority. This must include:

- Specification and efficiency of the proposed GSHP (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the location of the GSHP and pipework;

(b) Prior to the occupation of development, evidence that the GSHP complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements shall be submitted to and approved by the Local Planning Authority.

The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

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 Policy SP4 and DM21.

14) Carbon offset payment

No development works shall take place until a Unilateral Undertaking has been completed and submitted to the Local Planning Authority securing a payment of £6,170.00 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) M4(2)/ Accessibility

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.

16) Removal of permitted development rights

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 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.

17) Obscured glazing to windows

Before the first occupation of the building hereby permitted, the first-floor side elevation windows shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

18) Green/living roof

Notwithstanding the approved plans no development shall commence until details of a scheme for a "vegetated" or "green" roof for the flat roof of the 4m rear element to the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the 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).

INFORMATIVES

- 1) Co-operation

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.

2) Community Infrastructure Levy

In this particular case the application is accompanied by a 'Self Build Exemption Claim Form (Form 7 - Part 1)' to qualify for self build exemption. Within 6 months of completion of the development hereby permitted the applicant must submit a 'Self Build Exemption Claim Form: Part 2' together with the following appropriate supporting evidence:

- Proof of completion (Building control compliance/completion certificate)
- Proof of ownership (title and deeds)
- Proof of occupation of the dwelling (Council tax certificate, and two further proofs of evidence e.g. utility bill, electoral roll, bank statement)

And one of the following:

- An approved claim for a VAT refund for DIY house builders
- A self-build warranty
- An approved self-build mortgage

Failure to submit the appropriate form and evidence within six months of completion of the development will result in the withdrawal of the exemption and the need for payment of the full charge amounts (Mayoral and Local CIL).

If however personal circumstances change and the applicant decides to dispose of the property before the three year occupancy limit expires then they must notify the charging authority (Haringey Council) as the full charge amounts would apply. (Mayoral CIL charge would be £27,730.05 (491 sqm x £60.55) and the Haringey CIL charge would be £181,291.83 (491 sqm x £369.23 (Indexation included)). Failure to notify the charging authority will result in enforcement action and surcharges would become payable. Further details in respect of CIL are available on Council's website.

3) Hours of construction

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.

4) 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.

5) Street Numbering

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.

6) Thames Water

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.

7) Positive Pumped Device (Thames Water)

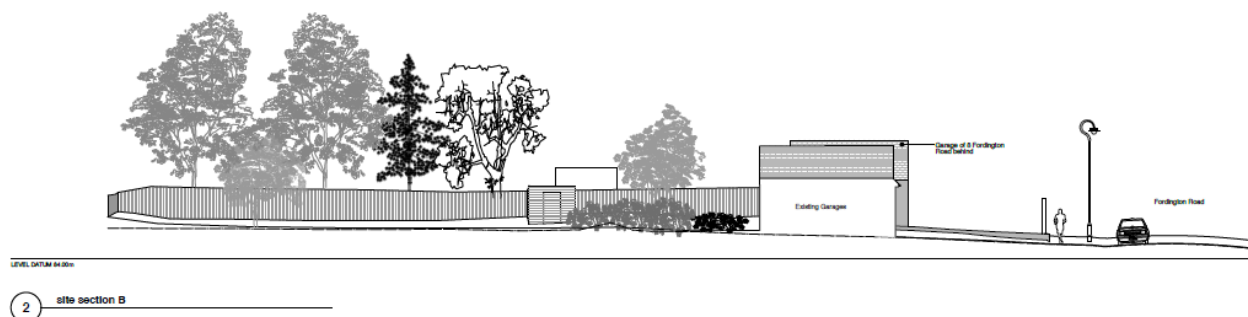
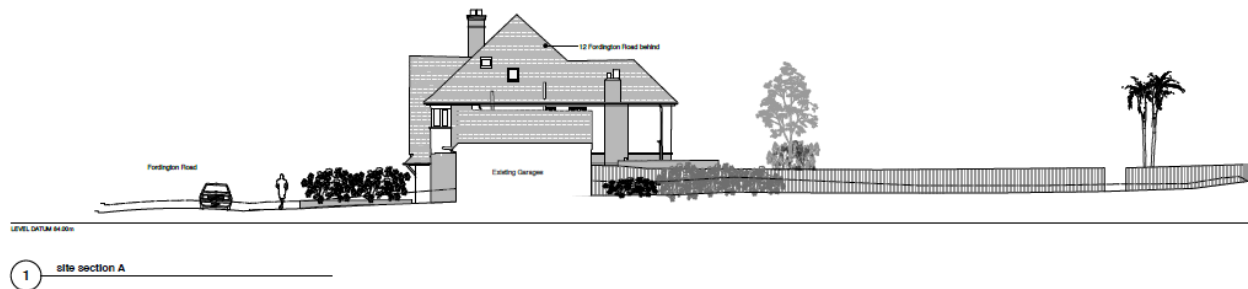
Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Fitting only a non-return valve could result in flooding to the property should there be prolonged surcharge in the public sewer.

Appendix 2 Plans and Images

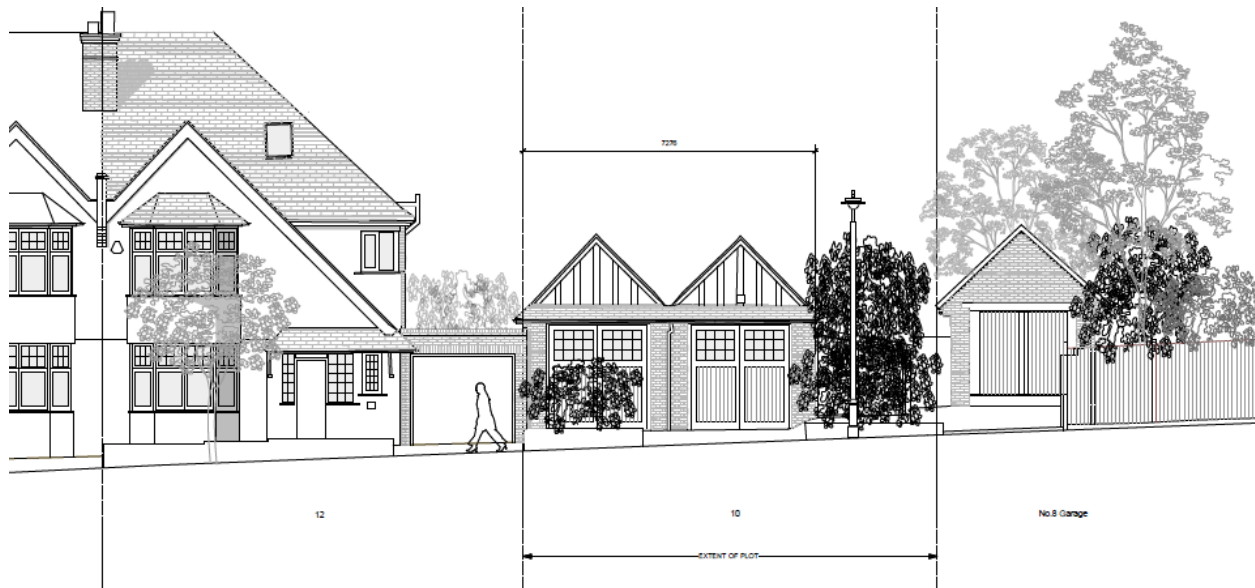
Location Plan



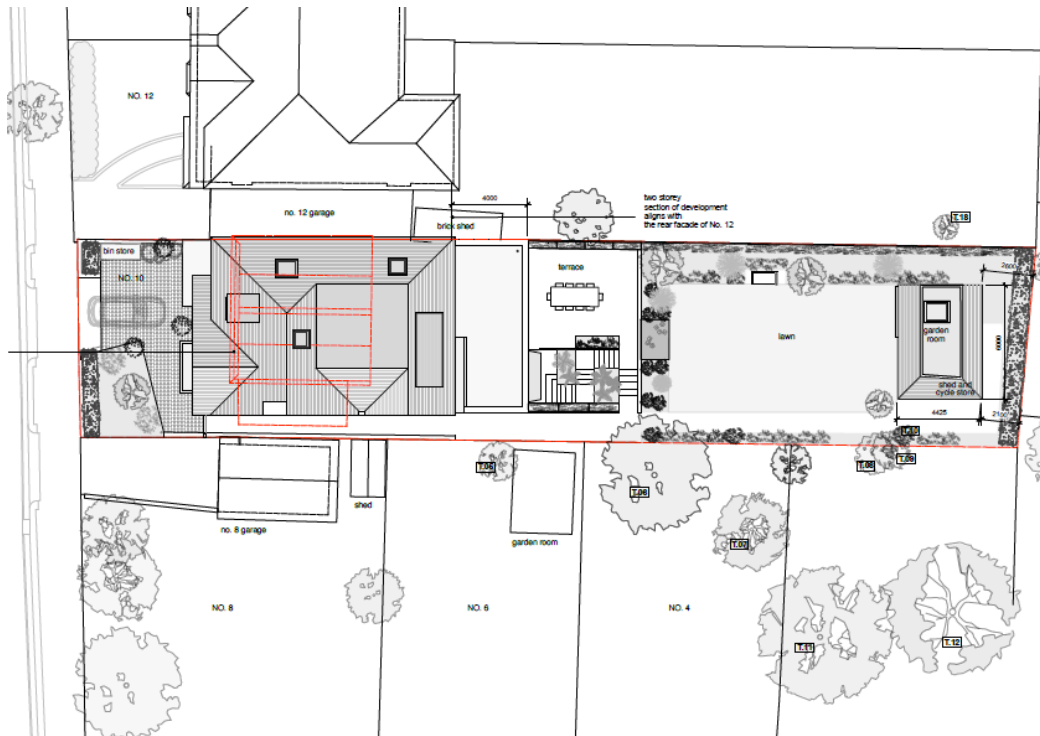
Existing sections



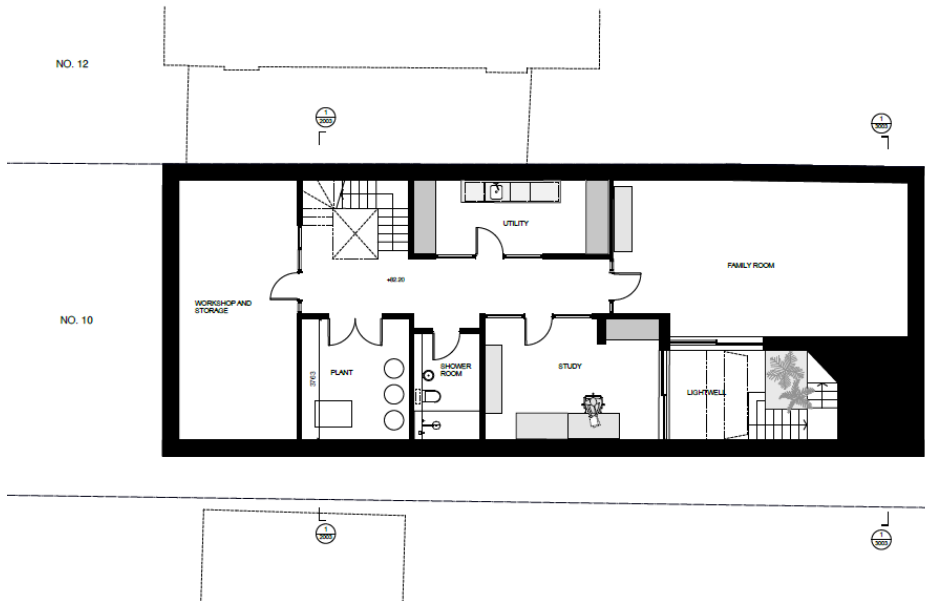
Existing street elevations



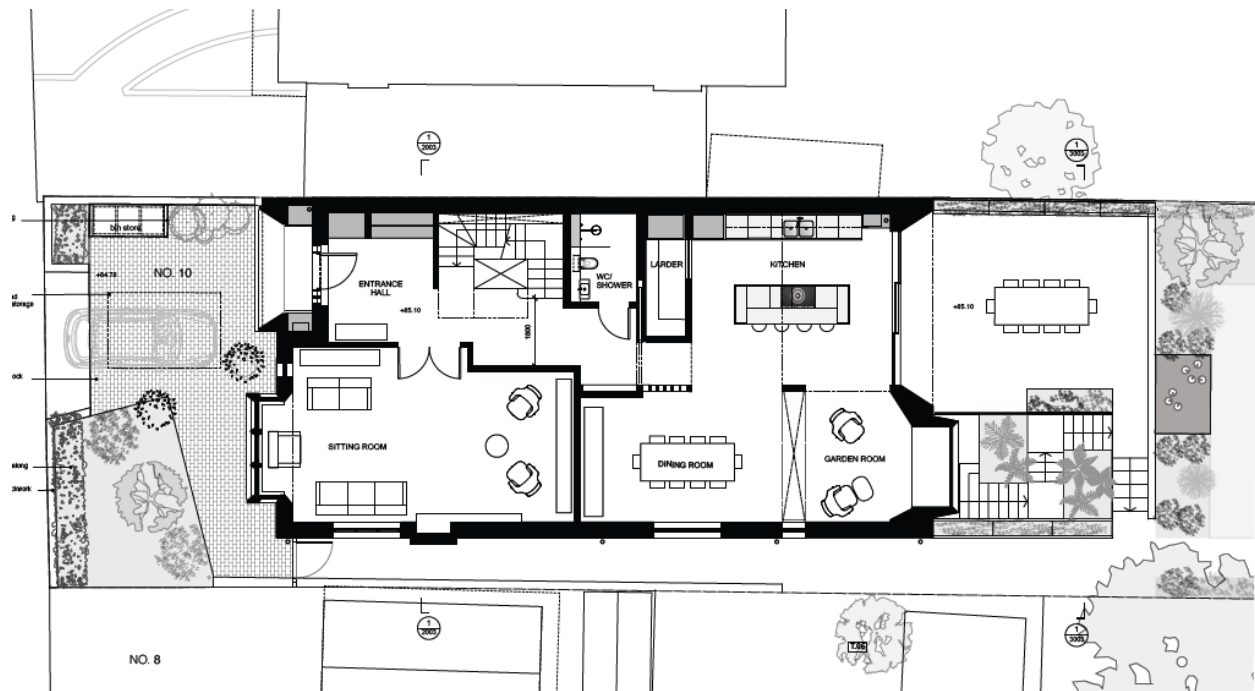
Proposed site plan



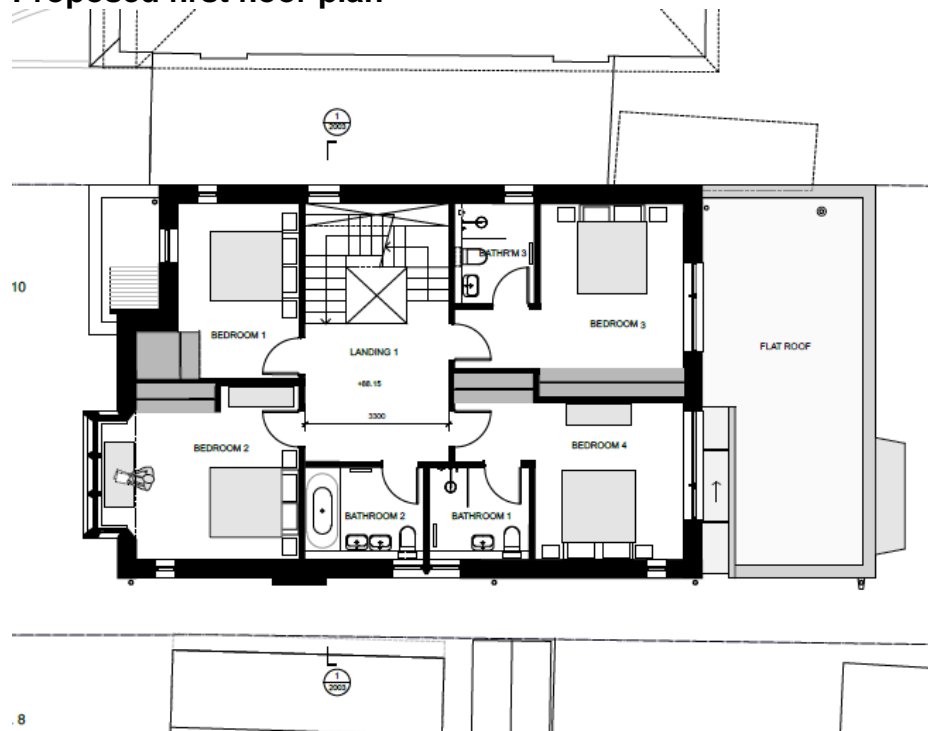
Proposed basement plan



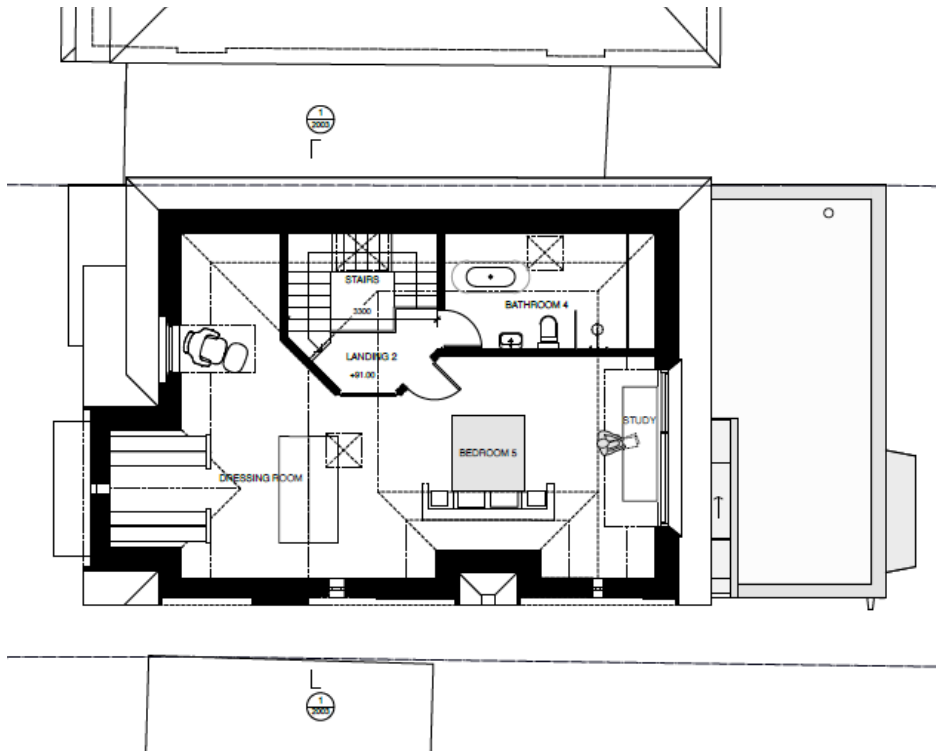
Proposed ground floor plans



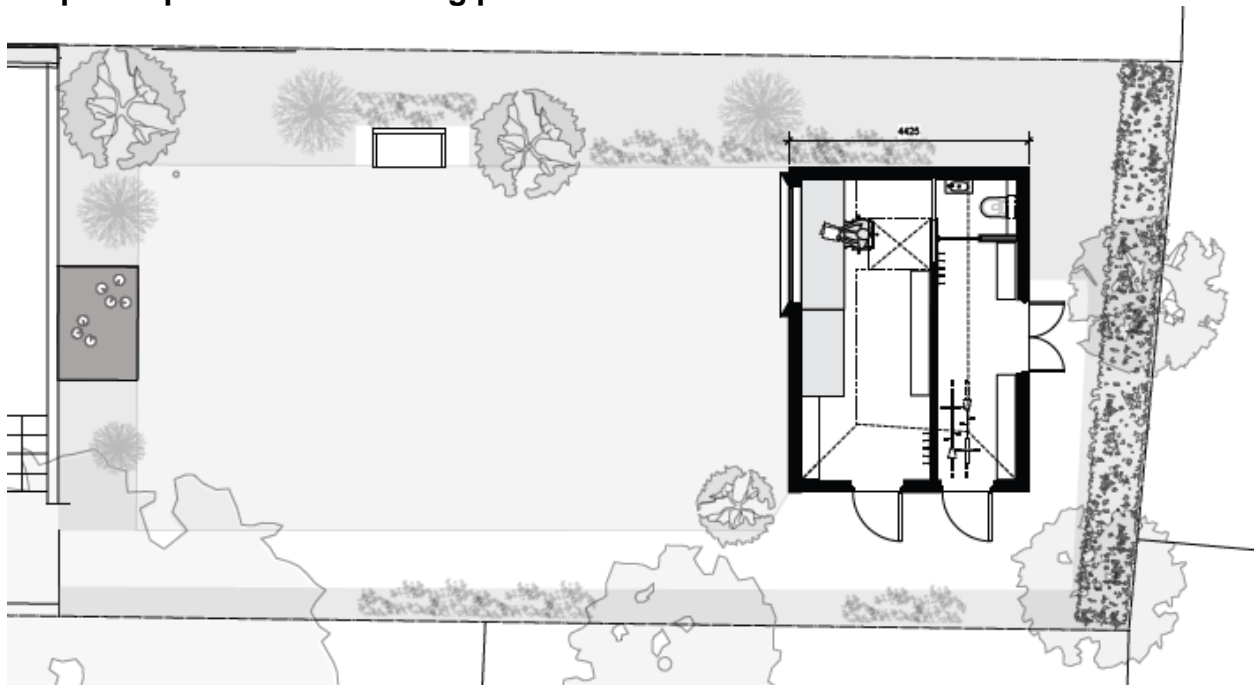
Proposed first floor plan



Proposed second floor plan



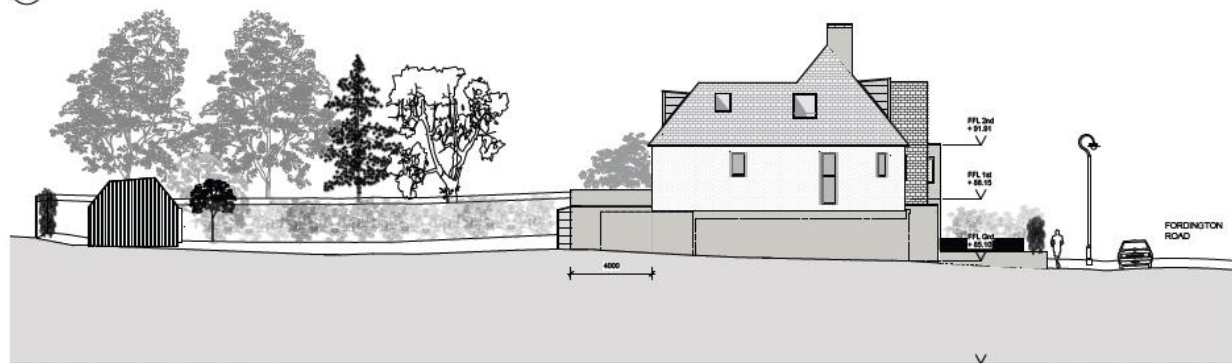
Proposed pavilion/outbuilding plan



Proposed sections



1 elevational site section A

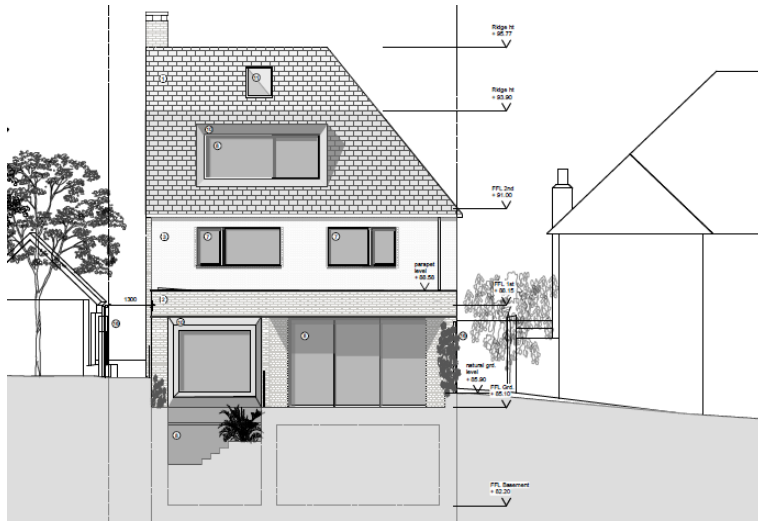


Proposed street elevation



Proposed elevations





Proposed visualisations





Proposed materials



red clay tiles



first floor render



red brick to ground floor and corner walls



pigment red zinc



weathered timber
cladding



oak window framing

Appendix 3 Consultation Responses – Internal and External Consultees

Stakeholder	Question/Comment	Response
INTERNAL		
Transportation Group	<p>HGY/2021/1604 – 10 Fordington Road London N6 4TJ</p> <p>Location and access The site is located to the south eastern side of Fordington Road, at a point north of the junction of Fordington Road with The Drive. No. 10 Fordington Road accommodates the two garages and shed, which provide off street parking for No. 7 Fordington and another local resident, there is no existing dwelling on the plot of No. 10.</p> <p>The site has a PTAL value of 1b, considered ‘very poor’ access to public transport services. Within the WEBCAT/PTAL walk distances considered for inclusion into the PTAL value, there are three bus services accessible from the site, within a 6 minute walk. Highgate Underground Station is an 18 minute walk from the site, outside of the PTAL walk criteria however a walking distance many would consider to access Underground services.</p> <p>The site is not within any of the Borough’s formal CPZ’s so there are no formal parking controls at or in the immediate locality of the site.</p> <p>Proposal This application seeks to redevelop the existing garages and outbuildings in the garden to provide a new five-bedroom detached house, three-storey plus basement, with a gross internal area of 491.2m² and off street parking for one car. Cycle parking for two cycles is proposed for a store within a garden room proposed for the rear garden.</p> <p>Transportation considerations This is a small development proposal, which will take out of use two garages currently able to accommodate parked cars. There is also space in front of the garages to accommodate one or two</p>	Comments noted and considered in report.

Stakeholder	Question/Comment	Response
	<p>parked vehicles. It isn't clear whether these garages are still in use or not.</p> <p>The proposal is for a new detached family sized house with 1 off street parking space. There is an existing crossover which it is assumed will remain as existing, if any changes are proposed details will be required with any new formal application, and the applicant would need to liaise with and enter into the appropriate Highways Act Agreement with the Highway Authority to cover any physical changes to the Highway.</p> <p>Car Parking The London Plan references provision of up to 1.5 spaces per unit for houses of this size in areas with this PTAL. The off street parking proposed (1 space) would likely cater for the parking demands arising from the new house, however with 5 bedrooms it could well be the case that there would be more than one car registered and kept there.</p> <p>It is detailed that the existing garages are currently used for storage, so it is not expected that there will be any displaced parking. Therefore, the potential for any on street parking issues arising is effectively negligible.</p> <p>Cycle Parking Two spaces are proposed for the garden room proposed for the rear garden. This will meet the numerical requirement of the London Plan.</p> <p>Full details should be provided to detail the fixings/system to be used, and dimensioned drawings showing the proposed arrangements along with the manufacturer's installation specifications. This can be covered by condition.</p> <p>Construction period Given that the site is adjacent to other residential properties, and includes a basement construction, a detailed draft of a construction logistics plan or similar should be included that details how the development will be built out, and how impacts on</p>	

Stakeholder	Question/Comment	Response
	<p>adjacent neighbours and the safe, smooth operation of the public highway will be managed, minimised and mitigated.</p> <p>In particular, this document will need to detail any temporary arrangements proposed for the highway such as temporary suspension of footways and parking bays to facilitate the movement of materials into and out of the site, if necessary, plus the quantity of construction vehicles attending the site during the build.</p> <p>Summary This application is for redevelopment of the existing garages, garden and outbuildings at the site to provide a new five-bedroom detached house, three-storey plus basement, with a gross internal area of 491.2m² and off street parking for one car. Cycle parking for two cycles is proposed for a store within a garden room proposed for the rear garden.</p> <p>From the transportation perspective this is a very small development. There is off street parking which roughly accords with the London Plan and any additional on street parking demands will be negligible. 2 cycle parking spaces will be provided within the garden room.</p> <p>Subject to conditions relating to satisfactory provision of cycle parking details and a construction logistics plan or similar, both pre commencement, Transportation do not object to this application.</p>	
Building Control	<p>The BiA provided is meets your requirements. There are 4 areas that need to be further addressed by pre commencement condition:</p> <p>Soil investigation must be carried out;</p> <p>Monitoring movement, especially on the attached garage that is likely to have shallow foundations;</p> <p>Construction management and;</p>	<p>Matters considered in detail in 'basement' section of report and conditions attached as considered appropriate.</p>

Stakeholder	Question/Comment	Response
	The amount of hard standing coupled with the removal of trees and other vegetation is a concern identified in the BiA, where the author suggests that there may be 'ponding' in the garden after heavy rainfall needs to be further addressed.	
EXTERNAL		
Thames Water	<p>Dear Sir/Madam</p> <p>Re: 12, FORDINGTON ROAD, LONDON, -, N6 4TJ WASTE:</p> <p>As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk.</p> <p>Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p>	<p>Noted.</p> <p>Informative attached.</p> <p>A 'positive pumped device' is not being requested by condition because this is a single dwelling house, and the living area would not be in the basement. They are typically sought for larger residential schemes with part or whole-accommodation in the basement level.</p> <p>Report discusses flooding in basement section.</p>

Stakeholder	Question/Comment	Response
	<p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021.</p> <p>Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.</p> <p>https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices.</p> <p>We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation.</p> <p>Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by</p>	

Stakeholder	Question/Comment	Response
	<p>emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>WATER: If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater. On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. 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.</p>	

Stakeholder	Question/Comment	Response

Appendix 4 Public representations

Comment (<u>Material</u> Planning considerations)	Response
<u>Principle/land-use</u>	
Support: site is suitable for a house rather than the current garages which occupy the same plot size as surrounding houses	The principle of the development is addressed in section 6 of the report.
Objection: to the principle of a residential development on the site	
<u>Design/Appearance/Character</u>	
Concerns about design, appearance, and impact on character of the area	These issues are discussed in the 'design and appearance' section (section 6) of the report which outlines why the proposal is considered acceptable with respect to these considerations.
'Over-development' of site	
Excessive size/scale	
Impact on streetscape, including interruption of the built form & roofscape rhythm along the south-eastern edge of Fordington Road and the gable one on side.	
Size would be similar to neighbours (support)	
Proposal would be in keeping with the road (support)	
<u>Amenity Impacts</u>	
Impact on amenity of neighbouring occupiers – overlooking, noise, loss of privacy, loss of outlook and light, overbearing	These amenity impacts are considered in the 'Impact on neighbouring amenity' section (section 6) of the report.
Amenity impact of rear outbuilding and concern over its intensified use on neighbouring occupiers	
Amenity impacts from use of outbuilding	
<u>Transport Impacts</u>	
Parking	These impacts are considered in the 'Transport Considerations' section (section 6) of the report.
Highway safety	
<u>Other</u>	

Comment (Material Planning considerations)	Response
Basement concerns including the extent up to boundaries and practice and structural issues arising from this, percentage increases of hardstanding on the plot, and impacts on underground watercourses, water table, water drainage and associated flood risk	Considered in the 'Basement Development' section (section 6) of the report.
Impact on trees and landscaping	Considered in the 'Trees and nature conservation' section (section 6) of the report.
No need for a chimney/undesirable due to pollution impacts	Not a materially significant issue which would influence the grant of planning permission.