

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2014/2557	<b>Ward:</b> Muswell Hill
<p><b>Address:</b> Land adjacent to 82 Muswell Hill Place N10 3RR</p> <p><b>Proposal:</b> Infill development of 1 x 3 storey residential unit, with basement and landscaped front and rear garden</p> <p><b>Applicant:</b> Mr Myles Warren LB Haringey</p> <p><b>Ownership:</b> Council</p> <p><b>Case Officer Contact:</b> Aaron Lau</p> <p><b>Site Visit Date:</b> 10/10/2014</p>	
<p><b>Date received:</b> 12/09/2014 <b>Last amended date:</b> NA</p> <p><b>Drawing number of plans:</b> 5429-08-1000, 1010, 1100, 1200, 1250, 1260, 1800, 1801, 1802 &amp; 1900.</p>	
<p><b>1.1</b> This planning application is being reported to Committee as the application is being made by Haringey Council and is required to be reported to Committee under the current scheme of delegation.</p>	

## **1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- This planning application is for the creation of 1 x 4 bedroom dwelling house, and is considered to be acceptable as it would provide a much wanted family-sized residential dwellings unit contributing to the provision of houses to meet the Haringey and London Plan targets.
- The proposal by reason of its siting and form would not cause any significant loss of residential amenity in terms of outlook, daylight/sunlight, overshadowing and noise and disturbance impacts to adjacent properties within Muswell Hill Place and Muswell Hill.
- The proposal by virtue of its design quality and choice of materials would enhance the visual amenity along this section of Muswell Hill Place and the area as a whole.
- The proposal has been designed to meet Lifetime Homes standards and provides an acceptable level of living accommodation and amenity space.
- The proposal does not prejudice existing road conditions, namely vehicular movement along Muswell Hill Place and the local road network generally and would not have an adverse impact on pedestrian safety.

## **2. RECOMMENDATION**

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Hard and soft landscaping plans
- 5) Boundary treatment
- 6) Tree protection
- 7) Cycle storage
- 8) Construction Management Plan & Construction Logistics Plan
- 9) Considerate Constructors Scheme
- 10) Contamination prior commencement
- 11) Contamination prior occupation
- 12) Control of Construction Dust
- 13) Code for Sustainable Homes
- 14) Balcony screening
- 15) Permitted Development rights removed

### Informatives:

- 1) Working with the applicant
- 2) Naming and numbering
- 3) Hours of construction
- 4) Party Wall Act
- 5) Thames Water
- 6) CIL liable

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

- This is an application for an infill development of 1 x 3 storey residential unit, with basement and landscaped front and rear garden.

#### **3.2 Site and Surroundings**

- 3.2.1 The application site is a long strip of vacant hardstanding which is bounded by the rear gardens of 65 to 69 Muswell Hill (a row of 3 x three-storey terraced properties) and 86 to 96 Muswell Hill Place (a three-storey flatted development) along its northern and eastern boundaries, and a further three-storey end of terrace property at 82/82a Muswell Hill Place to the south. The site currently has a dropped kerb to the front of the site.
- 3.2.2 The nature of the surroundings is residential in character.
- 3.2.3 The site slopes down from the entrance and across the site from north to south.
- 3.2.4 There are two medium mature trees, one at the entrance and one at the rear along the northern boundary. Neither of these trees are subject to Tree Preservation Orders (TPO's)
- 3.2.5 The site does not fall within a conservation area.

#### **3.3 Relevant Planning and Enforcement history**

##### *82 Muswell Hill Place*

- HGY/2013/0793 – Erection of rear dormer with insertion of 2x roof lights to front elevation – approved 20/06/2013

### **4. CONSULTATION RESPONSE**

- 4.1 Pre-application Committee: Pre-application briefing was held on the 28<sup>th</sup> July 2014.
- 4.2 The minutes set out that: 'Cllr Rice expressed concern that the development would be marketed for private sale when there was a considerable waiting list for Council housing. Officers identified that the capital receipt realised from the sale would be used to fund the rest of the programme and that the remaining properties built in this first tranche would be Council rented. Cllr Rice agreed to pick the point up with the Chair outside of the meeting.'
- 4.3 Haringey Design Panel briefing was held on 8<sup>th</sup> May 2014.
- 4.4 The following were consulted regarding the application:

- LBH Housing Renewal Service Manager
- LBH Environmental Health
- LBH Cleansing
- LBH Building Control
- LBH Transportation
- London Fire Brigade
- Thames Water

The following responses were received:

Internal:

- 1) LBH Transport: No objection subject to cycle storage and CMP/CLP conditions.
- 2) LBH Environmental Health: No objection subject to contamination, control of construction dust and energy plant conditions.

External:

- 3) Thames Water: No objection subject to informatives.

## **5. LOCAL REPRESENTATIONS**

5.1 The following were consulted:

- 52 letters were sent out to adjoining properties.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 6

Objecting: 6

Supporting: 0

5.3 The following issues were raised in representations are addressed in the next section of this report:

- Overdevelopment of the site (density);
- Loss of sunlight;
- Loss of privacy;
- Overshadowing;
- Loss of outlook;
- Basement impact on ground conditions and adjacent buildings;
- Design and appearance and choice of timber;
- Lack of cycle storage;
- Substandard accommodation (London Plan standards) including amenity space;

- Protection of existing trees in adjacent block of flats (Officer comments: the trees fall outside the red line boundary); and
- Accessibility (Lifetime Homes standards)

5.4 The following issues raised are not material planning considerations:

- Noise and disturbance including during construction (Officer Comment: Noise pollution is covered by environmental health)
- Red line boundary and access into back garden of adjacent properties (Officer Comment: This is a civil matter regarding land ownership and current access arrangements. Following this observation, the applicant has produced a further site plan to clarify the exact site boundary)

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development;
2. The impact on the amenity of adjoining occupiers;
3. The impact of the proposed development on the character and appearance of the area;
4. Living conditions for future occupants;
5. Parking and highway safety;
6. Trees;
7. Accessibility; and
8. Sustainability

### **6.2 Principle of the development**

6.2.1 Local Plan Policy SP1 sets out the strategic vision to provide up to 5,000 new homes by 2026, which aligns with the aspirations of Policy SP2, which has a current target of providing 820 new homes a year in Haringey; which is likely to be increased to 1,502 under the Draft Further Alterations to the London Plan (FALP) 2014. The provision of housing would in principle be supported as it would augment the Borough's housing stock in particular providing a much needed family sized unit in accordance with Local Plan Policies SP1 and SP2, and London Plan Policy 3.3.

6.2.2 This is one of the sites which form part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes. This site is for open market sale and the proceeds from this sale will be fed into the wider programme.

6.2.3 This vacant plot of land has been considered as a potential infill site, and is considered large enough to provide a single dwelling house. The proposal is therefore not considered an overdevelopment on the site.

### **6.3 Impact on the amenity of adjoining occupiers**

#### *Daylight/sunlight, outlook & overshadowing*

- 6.3.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.
- 6.3.2 The new development would be attached to the flank wall of the end of terrace property at Nos. 82 and 82a Muswell Hill Place as such this neighbouring property will be most affected by the proposal. The new house will align with the front extent of the existing terrace, but will jut out 3m beyond the rear building line at ground and first floor levels. The first floor extension will also be set in 750mm from the property boundary. BRE standards set out the recommended guidelines for extension proposals in order to determine their acceptability. In this case, the corner point of the new development would accord with the suggested BRE 45 degree sunlight angle taken from the midpoint of the nearest habitable room, rear-facing windows at 82 and 82a Muswell Hill Place. The second floor roof terrace has been designed with fixed angled louvers to prevent direct overlooking into the rear windows. As such, the proposal has been designed in such a manner to meet the BRE guidelines and to maintain an acceptable degree of amenity in terms of daylight/sunlight and outlook for occupants at 82 and 82a Muswell Hill Place.
- 6.3.3 The proposal would not have any material impact upon the flatted development at Nos. 86 to 96 Muswell Hill Place situated some 10m from the northern wall of the new development. In addition, no window openings are proposed to the northern elevation and the adequate screening for the second floor balcony ensures no impact in this direction.
- 6.3.4 In terms of impact to the east and to the flatted development known as 1-3 Risborough Court, the separation distance between the rear wall and balcony (22m) and this building is considered acceptable by Officers so as to not cause any significant overlooking effects to Risborough Court residents.
- 6.3.5 The applicant has further provided an overshadowing modelling report within which demonstrates that the new development would be compliant to BRE guidelines, and therefore would not create any significant degree of additional overshadowing effects upon neighbouring properties.

#### *Noise and disturbance*

- 6.3.6 In terms of the noise and disturbance, saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, pollution and of fumes and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of



pollutants and separate polluting activities from sensitive areas including homes. These policies align with London Plan Policies 7.14 and 7.15 and the NPPF which protects residential properties from the transmission of airborne pollutants arising from new developments.

- 6.3.7 An inspection of the site reveals Muswell Hill Place has a low level of ambient noise due to the low number of vehicle and pedestrian movements. This is in contrast to Muswell Hill which experiences significant road traffic. Officers are convinced that the expectant number of persons from the new unit attending the site would not have a material impact on the general amenity of the area in terms of causing noise and disturbance to neighbouring properties.
- 6.3.8 Residents have complained that the construction of the new development would generate excessive noise. The imposition of an environmental code condition to the decision would ensure that the construction of the new development at the site would have a minimal impact upon the living conditions in terms of noise, dust and smells of nearby residential units. Such details required would be wheel washing, appropriate screening, etc in accordance to the London Code of Construction Practice.

#### *Basement*

- 6.3.9 A sunken lower ground floor will be created for the new basement. Local residents have objected to the principle of the basement proposal due to the environmental consequences it is likely to cause. In support of their submission, the applicant has provided a technical Basement Impact Assessment.
- 6.3.10 The applicant has carried out borehole testing on the site. The underlying soil strata and geology of the site is of low permeability as it comprises made ground to 2.3m in depth which is underlain by London Clay to a maximum depth of 9.5m. The clay acts as a barrier due to its porosity/permeability. Water was encountered within the made ground at 1.87m below ground level. Owing to the depth of unstable made ground and water content perched on top of London Clay, the proposed basement construction would be a traditional contiguous pile retaining wall system. This would ensure controlling perched ground water by using a localised pumping system.
- 6.3.11 A flood risk assessment is not required as the site is less than 1 hectare. The report advises an appropriate design and standard construction and materials for the basement development to maintain the integrity of neighbouring structures and surrounding land. The perimeter piling system will use reinforced concrete slabs and takes account of the lateral force imposed by the foundations of the adjacent property at No. 82 Muswell Hill Place. There is no evidence to counter the findings of this specialist study. The proposed basement element of the proposal will therefore not have a significant detrimental impact on the amenity of the neighbouring properties in terms of structural integrity or increasing surface water run-off.
- 6.3.12 The structural integrity of the proposed basement will need to satisfy building regulations and separate permission would be required. The proposed development would also be subject to party wall agreements with adjoining

neighbours. The Considerate Constructors Scheme will be secured by condition so the applicant appoints an appropriate body who is a member of the Considerate Constructors Scheme and its code of practice in order to oversee the excavation and construction of the basement.

#### **6.4 Impact of the proposed development on the character and appearance of the area**

6.4.1 Chapter 7 of the NPPF and London Plan Policies 7.4 and 7.6 require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and saved UDP Policy UD3 reinforce this strategic approach.

6.4.2 The site is a vacant strip of hardstanding adjacent to 82 Muswell Hill Place. The surroundings are largely informed by bricked terraced properties on the eastern side of Muswell Hill Place, 1930's post war semi-detached properties on the western side of Muswell Hill Place and multi-storey flatted developments situated opposite and north of the site.

6.4.3 Haringey Council Small Infill Housing Schemes which included this site was presented to Haringey's Design Panel on 8th May 2014. The panel made the following observations on 82 Muswell Hill Place:

*"Good in parts, especially the rear, but the front was controversial with some liking, others not".*

6.4.4 The scheme has been amended after being presented to Haringey's Design Panel early this year and following pre-application discussions with the Council. Some of the changes include: removal of zinc cladding to the side elevation; alteration and reconfiguration of materials and second floor terrace; and general elevation amendments.

6.4.5 The proposal is for a three-storey property which would form a continuation of the existing terrace. The height of the building will sit approximately 740mm above the ridge of 82 Muswell Hill Place, and has been designed in this manner to maintain the existing terraces which are stepped down owing to the slope of the street. Large floor to ceiling high glazed panels with a vertical emphasis are proposed to the front and rear elevations. The new build will be predominantly constructed out of bricks broken up with decorative vertical and horizontal wooden slats proposed to the front, side and rear of the house.

6.4.6 Residents have questioned the design of the proposal and whether it is in keeping with the architectural character of the street. It should be noted however that design proposals do not necessarily have to follow the existing architectural style. This view is supported by Para. 60 of the NPPF which states that, *"planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness"*.

6.4.7 The proposed development is a modern and modular building which is ostentatious in its appearance. However Officers consider the proposal is creative and original, and the site lends itself to a design of this quality to foster local distinctiveness. The proposal is therefore seen to enhance the visual amenity and character of the streetscape and along this part of Muswell Hill Place, and would align with the design objectives of the NPPF which promotes innovative designs as well being compliant to London Plan Policies 7.4 and 7.6, Local Plan Policy SP11 and saved UDP Policy.

## **6.5 Living conditions for future occupants**

6.5.1 Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor's Housing Supplementary Planning Guidance (SPG), November 2012, set out the minimum unit sizes for new residential development. In assessing the proposal against these requirements, all the units meet these standards. The gross internal area (GIA) of the 4 bedroom 7 persons dwelling house (151 sqm) proposed would meet the London Plan minima (113 sqm) to offer a satisfactory and generous living environment for occupiers of the dwelling house.

6.5.2 The London Plan further gives guidance on the minimum individual room sizes for the residential development proposals. In line with the London Plan space standards, all the individual rooms of the new house with the exception of the kitchen would meet the minimum threshold. This falls approximately 2 sqm short and this shortfall is judged acceptable when balanced against the large open plan dining/living room and the other remaining large and spacious internal rooms of the unit. The unit also meets the overall floorspace standard and benefits from an additional living room in the basement and storage space for future residents of the house.

6.5.3 Residents have objected to the low floor-to-ceiling heights (2.4m) and its failure to meet the London Plan standards (2.5m). Officers do not consider the 10cm disparity will result in a severely cramped or dark environment. As mentioned above, the unit is generous in size and provides a large open plan living environment. In addition, the applicant has provided a daylighting report which demonstrates all the internal rooms would receive an acceptable level of average daylight (min. 2% for kitchens and 1.5% for living/dining rooms) in accordance to the assessment criteria laid out in Code for Sustainable Homes.

6.5.4 It should be further noted that the preamble to former London Housing Design Guide states that the creation of new infill dwellings in sensitive contexts may be permitted by the local borough. The Council considers the increasing the height would be unacceptable to its massing and bulk and its juxtaposition with 82 Muswell Place Hill.

6.5.5 In terms of the layout, the unit is dual-aspect in a north-west to south-east orientation, and the siting and orientation of the windows have been designed to maximise the natural daylight and ventilation. The proposed development

therefore provides acceptable living conditions for future occupiers of the dwelling house.

## **6.6 Parking and highway safety**

- 6.6.1 The site has a medium public transport accessibility level (PTAL) rating of 4, meaning good access to local public transport services including Finsbury Park Underground/Rail station and Highgate underground station and several local bus routes.
- 6.6.2 The Council has identified the surrounding streets as suffering from significant parking stress, and it is also on the cusp of the Muswell Hill restricted conversion area, but the site does not fall within the restricted conversion area. The proposal is for one family-sized residential unit with no off-street parking provided. Officers considered any vehicle overspill arising from the new dwelling house can be absorbed with the local highway network, and the good accessibility of the site means the car free development would therefore be acceptable under these circumstances.
- 6.6.3 The provision of cycle storage is secured by condition and is in line with London Plan cycle parking standards and this will help mitigate the non provision of on-site parking and promote a sustainable mode of travel over the private motor vehicle in accordance with London Plan Policy 6.9 and Local Plan Policy SP7.
- 6.6.4 A designated area for waste and recycling bins is situated within the front forecourt. Its location is considered acceptable for occupiers of the unit and waste collectors, and would avoid bins being stored over the public highway and without interfering with the safe and free flow of pedestrian traffic along this section of Muswell Hill Place.

## **6.7 Trees**

- 6.7.1 The supporting text to Local Plan Policy SP13 recognises, “*trees play a significant role in improving environmental conditions and people’s quality of life*”, where the policy in general seeks the protection, management and maintenance of existing trees.
- 6.7.2 Part e) of saved UDP Policy UD3 states that the Council will require development proposals to consider appropriate tree retention, where UDP Policy OS17 seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character.
- 6.7.3 The site is not subject to any Tree Preservation Orders (TPO’s) and does not fall within a conservation area. However, there are two medium mature trees on the application site which will be retained as part of the proposal. These are considered to contribute to the visual amenity of the area, and are located adjacent to the entrance and the rear garden of 67 Muswell Hill. A tree protection condition should be attached to the decision to ensure the implementation of appropriate protection measures for the well being of the existing mature trees.

## **6.8 Accessibility**

- 6.8.1 The NPPF and London Plan policies 3.8 and 7.2 and Local Plan policy SP2 require all development proposals to provide satisfactory access for disabled people and those with mobility difficulties such as parents with pushchairs and young children. All residential units should be built in accordance with Lifetime Homes Standards (LTH) and Part M of Building Regulations to ensure any new housing development is suitable for the disabled users.
- 6.8.2 The applicant in its Design and Access Statement has confirmed the scheme has been designed to be fully compliant with the 16 criteria standards laid out by Lifetime Homes. The effective door width of the entrance and internal doors and staircase would accord with the minimum provisions of LTH (800mm and 900mm), and the level and covered approach has been provided for at the entrance. A level entry WC and entrance level bed-space have been provided on the upper ground floor which is at entrance level. Although a potential through-floor lift has not been identified on the plans, the stacking of the bedrooms over the habitable space below means the new residential unit is capable of being adapted in the future. The design of the layout also means that there is a potential for the future fitting of a hoist between adjacent bedroom/bathrooms. In short, the applicant has demonstrated that the new residential unit has been inclusively design to Lifetime Homes standards and would meet the disabilities of the wider community in accordance to the above policy framework.

## **6.9 Sustainability**

- 6.9.1 The NPPF and London Plan policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy of Haringey's Core Strategy set out the sustainable objectives in order to tackle climate change. Information is sought regarding how far residential development proposals meet the Code for Sustainable Homes Level 4 criteria, and where sustainability measures such as the use of rainwater harvesting, renewable energy, energy efficiency, etc are included as part of the proposals.
- 6.9.2 No pre-assessment energy report has been submitted to demonstrate the new residential development could achieve Code Level 4. Attaining a Code 4 is also one of the key objectives of the Haringey's house building programme. The applicant recognises the requirement to create a sustainable scheme and has considered the Passivhaus Fabric First Principles which covers; thermal insulation; passive House windows; heat recovery, air tightness and thermal-bridge. The imposition of a pre-occupation condition will be imposed for any planning consent to ensure that the new development would meet a minimum of code level 4 in accordance with the policy.

## **6.10 Conclusion**

- 6.10.1 This planning application is for the creation of 1 x 4 bedroom dwelling house, and is considered to be acceptable as it would provide a much wanted family-

sized residential dwellings unit contributing to the provision of houses to meet the Haringey and London Plan targets.

- 6.10.2 The proposal by reason of its siting and form would not cause any significant loss of residential amenity in terms of outlook, daylight/sunlight, overshadowing and noise and disturbance impacts to adjacent properties within Muswell Hill Place and Muswell Hill.
- 6.10.3 The proposal by virtue of its design quality and choice of materials would enhance the visual amenity along this section of Muswell Hill Place and the area as a whole.
- 6.10.4 The proposal has been designed to meet Lifetime Homes standards and provides an acceptable level of living accommodation and amenity space.
- 6.10.5 The proposal does not prejudice existing road conditions, namely vehicular movement along Muswell Hill Place and the local road network generally and would not have an adverse impact on pedestrian safety.
- 6.10.6 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **6.6 CIL**

- 6.6.1 The Mayoral CIL has been in effect since 1st April 2012 in accordance with Regulation 25 (a) of the Community Infrastructure Regulations 2010 (as amended). The collection of Mayoral CIL will help contribute towards the funding of Cross Rail. According to the Mayoral CIL charging schedule, the proposal would be liable to Mayoral CIL at a rate of £35 per square metre.
- 6.6.2 Based on the floor area of the proposal, the application will attract a total CIL sum of £5,250 (£35 x 150).

## **7.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 5429-08-1000, 1010, 1100, 1200, 1250, 1260, 1800, 1801, 1802 & 1900.

Subject to the following condition(s)

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 Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the description of the materials in the application, no development shall take place until precise details of the materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. 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 the Local Planning Authority, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials./samples.

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 to ensure the development has satisfactory landscaped areas i the interests of the visual amenity of the area.

5. Details of proposed replacement/new boundary treatments shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans/detail.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

6. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

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

7. Prior to the first occupation of the development hereby permitted the applicant shall provide secure and covered cycle storage for 2 (two) bicycles

Reason: To encourage the use of sustainable modes of transport.

8. The Applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on the Muswell Hill Place and Muswell Hill is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.

9. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

- 10.a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. 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.

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.

11.d) Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and 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.

12.No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority with reference to the London Code of Construction Practice. The site or Contractor Company shall be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

13.The dwelling hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reason: To ensure that the development achieves a high level of sustainability.

14.Prior to the occupation of the development hereby permitted, the fixed louvers of the second floor roof terrace to the south elevation shall be installed in accordance to the approved plans, and shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties

15.Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (as amended) or any Order revoking or re-enacting that Order, no extensions or alterations to the dwelling house 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.

Informatives:

a) *Positive and proactive manner*

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

*b) Thames Water*

**Waste - Thames Water** requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device 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.

**Surface Water Drainage -** With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing [www.riskmanagement@thameswater.co.uk](mailto:www.riskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any

discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

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.

c) *Transportation*

Numbering

The new development will require numbering. The applicant should contact the Local Land Charges team at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address

d) *Environmental Health*

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.

e) *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.

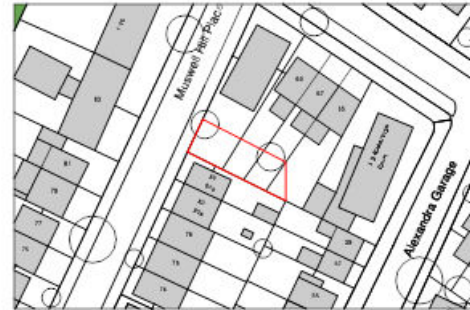
f) *CIL*

The applicant is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £5,250 (£35 x 150). 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.

**9.0 APPENDICES:**  
**Appendix 1: Plans and images**



**EXISTING LOCATION PLAN**  
1 : 1250



**EXISTING BLOCK PLAN**  
1 : 500



VIEW OF THE SITE AND ADJACENT BUILDINGS



VIEW OF THE SITE AND ADJACENT BUILDINGS



VIEW FROM SITE TO NEIGHBOURING BUILDING



VIEW FROM SITE TO ADJOINING GARDENS



Elevation 1

DATE: 2011

**EXISTING ELEVATION 01**  
1 : 200



Elevation 2

DATE: 2011

**EXISTING ELEVATION 02**  
1 : 200



Elevation 3

DATE: 2011

**EXISTING ELEVATION 03**  
1 : 200



**KEY PLAN**

1 : 500

0 10 50 m



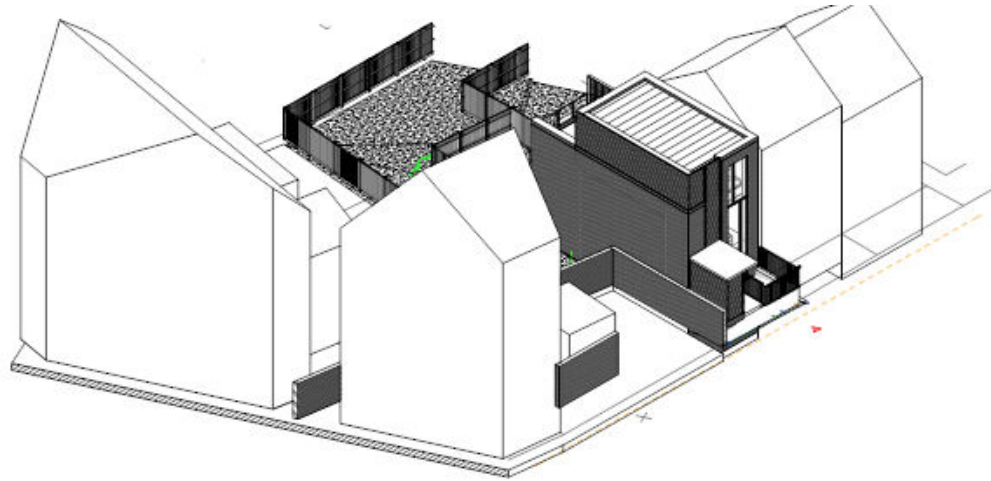
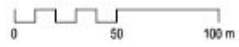
**SURVEY**

1 : 200



**PROPOSED LOCATION PLAN**

1 : 1250

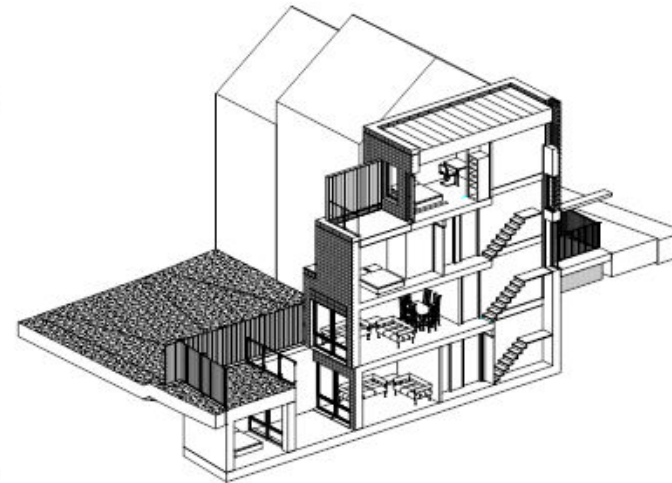


**3D VIEW**

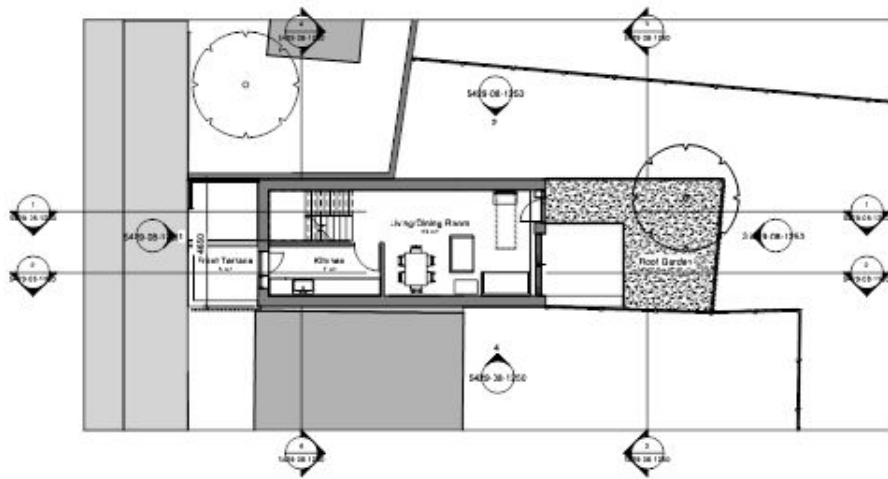


**PROPOSED SITE PLAN**

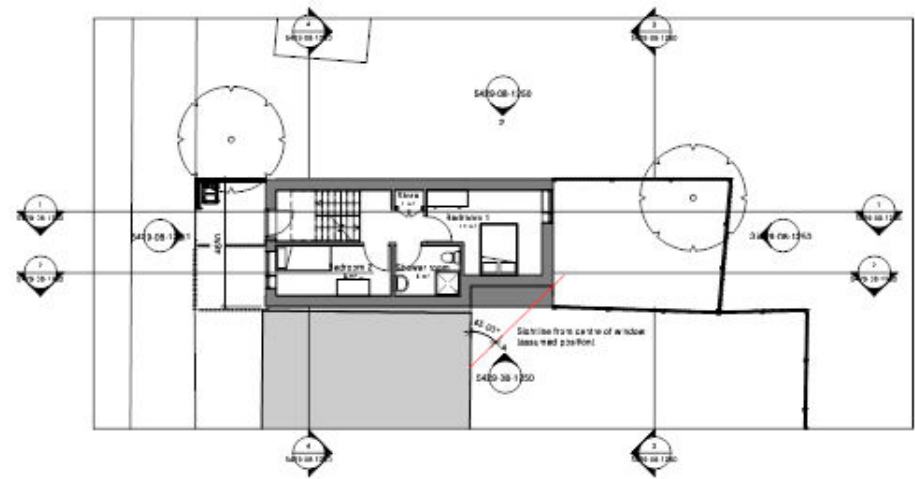
1 : 200



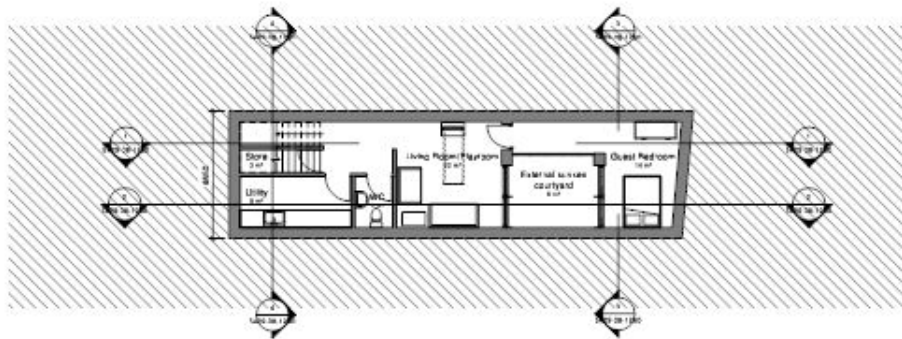
**3D SECTION**



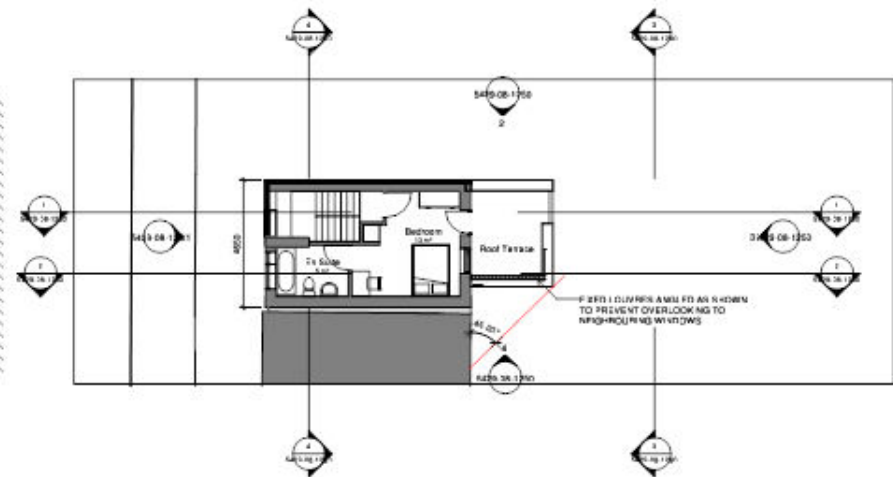
**PROPOSED LOWER GROUND FLOOR**  
1 : 100



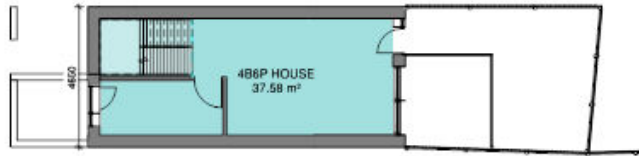
**PROPOSED UPPER GROUND FLOOR PLAN**  
**ENTRANCE LEVEL**  
1 : 100



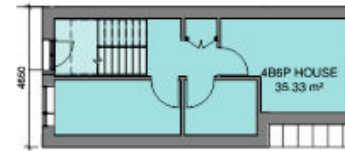
**PROPOSED BASEMENT LEVEL**  
1 : 100



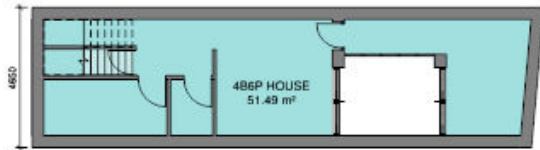
**PROPOSED 2ND FLOOR PLAN**  
1 : 100



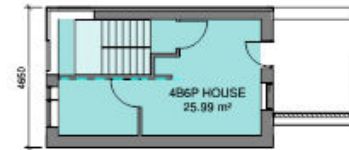
**GROUND FLOOR LEVEL**  
1 : 100



**1st FLOOR LEVEL**  
1 : 100



**BASEMENT LEVEL**  
1 : 100



**2nd FLOOR LEVEL**  
1 : 100

AREA SCHEDULE		
NAME	LEVEL	AREA
4B6P HOUSE	00-FFL-BL	51 m <sup>2</sup>
4B6P HOUSE	01-FFL-GF	38 m <sup>2</sup>
4B6P HOUSE	02-FFL-FF	35 m <sup>2</sup>
4B6P HOUSE	03-FFL-SF	26 m <sup>2</sup>
		150 m <sup>2</sup>
Grand total		150 m <sup>2</sup>

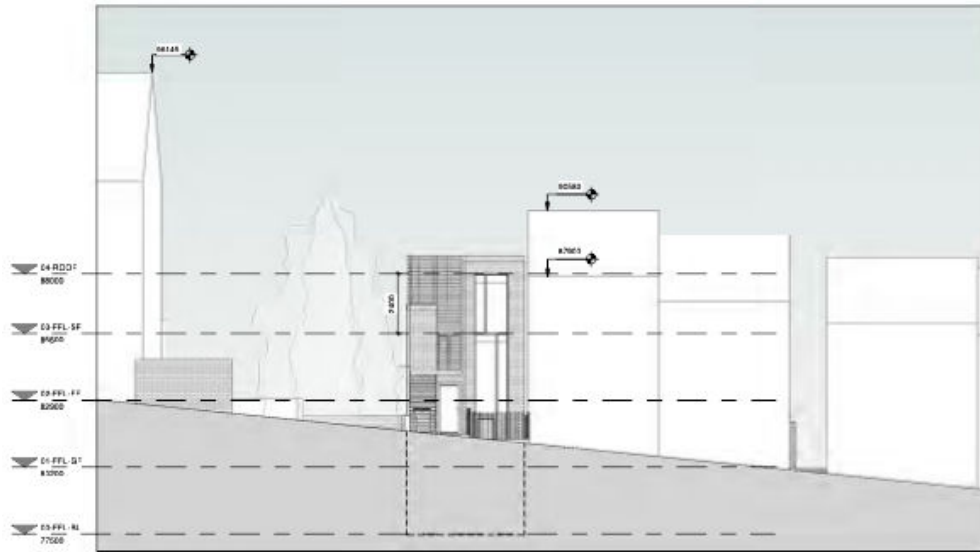
KEY

4B6P HOUSE

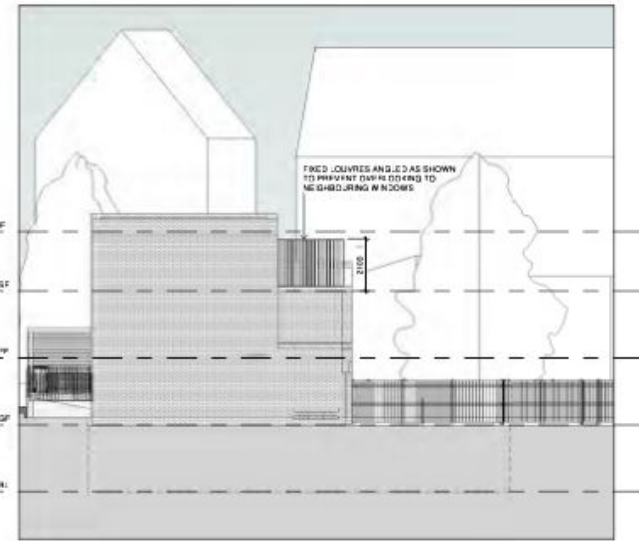
OFFREPC  
Officers Report

For Sub Committee





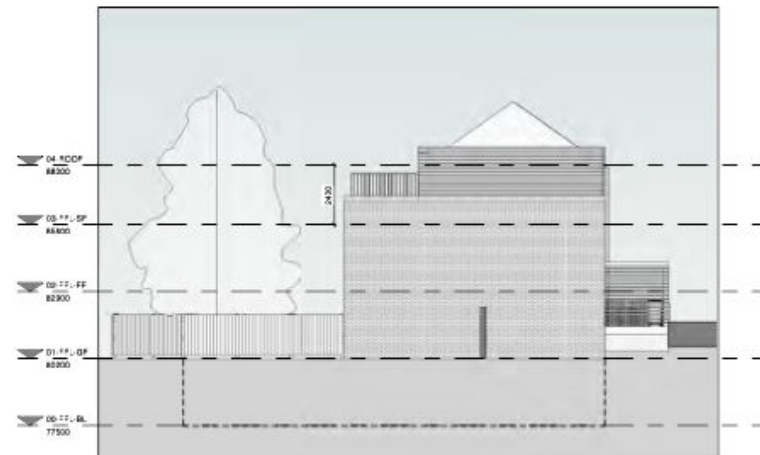
**WEST ELEVATION**  
1 : 100



**SOUTH ELEVATION**  
1 : 100



**EAST ELEVATION**  
1 : 100



**NORTH ELEVATION**  
1 : 100





For Sub Committee

OFFREPC  
Officers Report



For Sub Committee

OFFREPC  
Officers Report



For Sub Committee

OFFREPC  
Officers Report

## Appendix 2: Comment on objections

No.	Stakeholder	Comments	Response
1	LBH - Transportation	In summary they raise no objection.	Noted.
2	LBH – Environmental Health	In summary they raise no objection.	Noted.
3	London Fire Brigade	No objection	Noted.
4	Local Residents	<p>Overdevelopment/density</p> <p>Basement impact upon adjacent properties and water table</p> <p>Loss of trees;</p> <p>Loss of privacy and overlooking;</p> <p>Loss of light;</p> <p>Design and layout;</p> <p>Quality of habitable accommodation</p> <p>Unacceptable provision of amenity space</p> <p>Lack of cycle storage</p> <p>Noise and disturbance</p> <p>Accessibility</p> <p>Incorrect site boundary</p>	<p>The development falls within the London Plan density standards.</p> <p>Noted</p> <p>Noted and imposed as per Condition 6</p> <p>Fixed louvers are proposed to the roof terrace and imposed as per Condition 13</p> <p>The development meets BRE guidelines. Condition 15 restricts any future extensions/alterations without the benefit of planning permission.</p> <p>The design is an improvement over the existing vacant land and considered to enhance the general area</p> <p>The living accommodation meets the London Plan space standards.</p> <p>As above</p> <p>Noted and imposed as per Condition 7</p> <p>Noted and imposed as per Condition 12</p> <p>The proposal meets the requirements of Lifetime Homes standards.</p> <p>The applicant has produced a further plan following initial concerns over the red line boundary</p>