



Haringey Council

Planning Sub Committee

MONDAY, 8TH APRIL, 2013 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Basu, Beacham, Christophides, Demirci (Chair), Mallett, McNamara, Peacock (Vice-Chair), Reid, Schmitz and Solomon

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AGENDA

1. APOLOGIES

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 14 below.

3. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

4. DEPUTATIONS/PETITIONS

To consider receiving deputations and/or petitions in accordance with Part Four, Section B, Paragraph 29 of the Council's Constitution.

5. MINUTES (PAGES 1 - 44)

To confirm and sign the minutes of the Planning Sub Committee held on 28 January and 18 February.

6. PLANNING APPLICATIONS (PAGES 45 - 46)

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

7. LAND TO THE REAR OF 76 ST JAMES'S LANE N10 3RD (PAGES 47 - 64)

The erection of 3 single storey dwellings on the site previously occupied by lock up garages.

RECOMMENDATION: grant permission subject to conditions

8. 14-18 LYMINGTON AVENUE N22 6JA (PAGES 65 - 94)

Demolition of 3 portacabins trading as shops and erection of mixed use building comprising a B1 office unit, 3 shops, 2 x one bed flats, 2 x two bed flats and 1 x three bed flat.

RECOMMENDATION: grant permission subject to conditions and the completion of a s106 legal agreement.

9. LAND REAR OF 27-47 CECILE PARK N8 (PAGES 95 - 122)

Demolition of 33 existing lock-up garages and erection of 4 x 2 storey four bedroom houses with basement floors and associated landscaping and car parking (AMENDED DESCRIPTION).

RECOMMENDATION: grant permission to replace extant permission subject to conditions

10. LAND REAR OF 27-47 CECILE PARK N8 (PAGES 123 - 126)

Conservation Area Consent for application to replace an extant planning permission reference HGY/2009/1768 in order to extend the time limit for implementation, for demolition of 32 existing lock-up garages and erection of 4 x 2 / 3 storey three bedroom houses with associated landscaping and 8 parking spaces.

RECOMMENDATION: grant Conservation Area Consent

11. BROOK HOUSE, 881 HIGH ROAD N17 8EY (PAGES 127 - 156)

Approval of details pursuant to Condition 4 (Design) attached to planning permission HGY/2012/2128.

RECOMMENDATION: discharge condition 4 (Design) attached to planning permission HGY/2012/2128.

12. BROOK HOUSE, 881 HIGH ROAD N17 8EY (PAGES 157 - 186)

Approval of details pursuant to Condition 5 (external design and appearance of the School elevations) attached to planning permission HGY/2012/2128.

RECOMMENDATION: discharge condition 5 (external design and appearance of the School elevations) attached to planning permission HGY/2012/2128.

**13. (LAND TO REAR OF 2-16 LAURADALE ROAD) 85 WOODSIDE AVENUE N10 3HF
(PAGES 187 - 244)**

Change of use from light industrial to residential, demolition of existing buildings and erection of 1 x three bed house and 1 x three / four bed house (AMENDED PLANS SUBMITTED 28.12.2012)

RECOMMENDATION: grant permission subject to conditions.

14. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

15. DATE OF NEXT MEETING

The next Committee is scheduled for 13 May.

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Wednesday, 27 March 2013

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Councillors: Basu, Demirci (Chair), Ejiofor, Hare, Jenks, Mallett, Peacock (Vice-Chair), Reid, Reith and Solomon

MINUTE NO.	SUBJECT/DECISION
PC262.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllrs Beacham, Christophides, McNamara and Schmitz. Cllrs Hare, Ejiofor, Reith and Jenks substituted.</p>
PC263.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Peacock declared a personal interest in respect to item 7 as a ward Councillor for Northumberland Park.</p>
PC264.	<p>63 LANCHESTER ROAD N6 4SX</p> <p>The Committee considered a report, previously circulated, on the application to grant planning permission for 63 Lanchester Road, N6 4SX. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. Vincent Maher, the Council's Head of Development Management, gave a short presentation highlighting the key aspects of the report.</p> <p>In response to concerns raised by the Committee on the suitability and impact of the modern contemporary design of the new house on the streetscene, the Planning Officer confirmed that officers considered that the footprint, bulk, mass and design of the replacement building would be in-keeping with the streetscene and make a positive contribution. It was reaffirmed that the site was not located in a conservation area. It was additionally proposed that a condition be added to any permission granted requiring prior approval of the materials to be used on the development by the Council.</p> <p>Cllr Erskine, ward Councillor for Fortis Green, addressed the Committee in objection to the application and put forward the view that the new modern building proposed would be out of character for the street and constitute an overbearing presence, particularly with the larger footprint proposed for the top floor. The sustainability of the development was also questioned in terms of the fundamental premise of demolishing an already existing, fully functional house to replace it with another.</p> <p>Two local residents, Mr Lindsey and Mr Wellin, addressed the Committee in objection to the application and raised the following issues in their presentations and responses to questions from the Committee:</p> <ul style="list-style-type: none"> • That the new house would adversely impact on the character of the street, with an architectural scale out of kilter with other houses in the vicinity. • Concerns the new house would disrupt some of the current view of

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Highgate Woods located to the rear of the property.

- The accuracy of the boundary lines identified by the applicant with one of the neighbouring houses, 65 Lanchester Road, were questioned.
- The noise, disruption and lack of amenity associated with the construction works for the demolition and erection of the new house were a matter of concern, particularly as it was considered that few details had been provided by the applicant in this regard.
- The energy efficiency of the new house was also questioned, particularly with the inclusion of a heated swimming pool, a greater expanse of glazed surface, the efficiency of the photo-voltaic panels and overall, the time it would take in energy terms to compensate for the loss of the embedded energy value in the current building.
- Concerns were also expressed that the scale of objections from local people had not been accurately represented in the officer report.

The applicant's representative, Mr Sheppard, addressed the Committee in support of the application and responded to questions:

- The application constituted the redevelopment of a family home which would be owner occupied.
- The design and materials to be used were of high quality and as such the house would be a positive addition to the area.
- In relation to concerns expressed over the accuracy of the boundaries, it was advised that the applicant and/or his representative would be happy to discuss further issues raised by Mr Wellin.
- The design plans had been amended prior to final submission in light of comments received by the Council and local people.
- An overshadowing analysis had been undertaken which had concluded that the new house would have a negligible effect on neighbouring properties.
- In response to a question, it was confirmed that the current house suffered from extensive and widespread rising damp and was considered in general to be beyond its serviceable life in addition to the layout not suiting the modern lifestyle of the applicant.

The Committee examined the drawings and plans.

The Legal Officer advised that the embedded worth of a current building did not constitute a material planning consideration. The attention of the Committee was also drawn to planning conditions 8-12 in the report which aimed to mitigate a number of the concerns put forward by the objectors. Legal advice was also provided that refusal of the application by the Committee on the grounds of design would likely at any subsequent appeal to be considered unreasonable.

The Planning Officer advised that an additional planning condition could be added, should the application be approved, to require the new building to achieve level 4 of the Code for Sustainable Homes. The Committee agreed the additional condition.

In recognition of the concerns of the objectors in relation to disturbance during the course of the building works, the Committee agreed that condition 14 be amended to prohibit construction work on Saturdays.

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The Chair moved the recommendation of the report, with the additional condition in respect to the new house attaining level 4 of the Code for Sustainable Homes and amendment of the condition relating to hours of construction and it was:

RESOLVED

That application HGY/2012/0706 be granted subject to conditions.

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

PRE-COMMENCEMENT CONDITIONS MATERIALS & SITE LAYOUT

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the extensions hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority. Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

5. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping including details of existing trees to be retained and replacement trees and appropriate safeguard measures are put in place shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: In order for the Local 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.

6. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

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Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

WASTE

7. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality

8. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on: i) The phasing programming and timing of the works. ii) The steps taken to consider the cumulative impact of existing and additional basement development in the neighbourhood on hydrology. iii) Site management and access, including the storage of plant and materials used in constructing the development; iv) Details of the excavation and construction of the swimming pool; v) Measures to ensure the stability of adjoining properties, vi) Vehicle and machinery specifications.

Reason: In order to protect the residential amenity and highways safety of the locality

9. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

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

10. 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 on the site.

Reason: In the interests of residential amenity.

11. 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 LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must 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.

Reason: In order for the Local Planning Authority to ensure the site is risk free.

12. Prior to the commencement of the development a recycling plan should be submitted to the LPA to show a method statement to maximise recycling of the

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existing materials in the new building and how they would use recyclable materials from other sources and green/renewable materials
Reasons: To reduce the embodied energy impact of demolishing the old building to build a new one.

POST-COMMENCEMENT SURFACE WATER DRAINAGE

13. Prior to the occupation of the development hereby permitted the applicant shall install surface water drainage channels at the boundary of the existing crossovers with the adjacent footway.

Reason: To ensure surface water from the site is not discharged onto the public highway.

CONSTRUCTION

14. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

15. The dwelling shall achieve Level 4 of the Code for Sustainable Homes. The dwelling shall not be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reason: To promote a sustainable form of development consistent with Policy 5.3 of the London Plan 2011 and Policy ENV9 of the Haringey Unitary Development Plan.

INFORMATIVE

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out

PC265. FORMER CANNON RUBBER FACTORY, 881 HIGH ROAD, TOTTENHAM N17 8EY

The Committee considered a report, previously circulated, on the application to grant planning permission for the former Cannon rubber factory, 881 High Road, N17 8EY. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions, completion of a s106 agreement and subject to Mayoral Direction. Marc Dorfman, Assistant Director for Planning, Regeneration and Economy, gave a short presentation highlighting the key aspects of the report. The Committee's attention was also drawn to the circulated addendum report setting out revisions and amendments to the initial report including a revised drawing schedule and units table, replacements to a number of conditions and details of two additional consultation responses.

The following points were raised in discussion of the officer report:

- With regards to whether the Council had a strategic policy covering tall buildings, it was advised that although they were specifically promoted in Tottenham and Haringey Heartlands areas under UDP 9, this did not

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preclude their siting in other areas of the borough. The tower met the criteria for tall buildings set out within UDP 9. The Planning Officer also confirmed that the tower would progress through a Design Gateway consisting of a group of experts to further develop detailed designs for consultation and approval by the Committee as required by a planning condition.

- Concerns were expressed over the potential over development of the site. Officers advised that based on calculations used by LB Haringey, the density of the development was comparable, and in some instances, slightly lower than that of other comparable development sites in the borough.
- The tenure mix of the development was queried, in particular the lack of family homes. Confirmation was provided that the proposal put forward by Newlon was focussed on shared ownership and intermediate rent homes.
- In response to questions about the health and safety of amenity sites to be located above ground floor, it was advised that these were fairly commonly used in new developments and would be well designed to ensure safety of users.
- Clarification was provided that the development would not create any new public open space but that the school would be a facility available for community use.
- The poor condition of the Sainsbury's car park boundary wall was raised. Although this was not part of the development site, it was advised that efforts were in train to secure improvements with the freeholder.

Three local residents, Messrs Murray, Springthorpe and Harvey, addressed the Committee in objection to the application and raised the following issues in their presentations and responses to questions from the Committee:

- A number of concerns were raised about the consultation exercise undertaken, including claims that a unanimous vote taken by local residents against the large tower at the Development Forum meeting on 3 December had not clearly been reflected within the subsequent minutes or in the officer report. Concerns were also expressed over the scope and quality of the consultation exercise including a lack of response to resident's questions, a number of local people identifying that they had not received the consultation letter and a lack of consultation with LB Enfield.
- Overshadowing of existing housing blocks in the area, particularly from the tower was felt to be an issue that had not been addressed.
- The limited parking provision proposed for the development was of concern in terms of the impact on neighbouring estates, particularly nearby Enfield estates not covered by a Controlled Parking Zone. The limited number of parking spaces to be provided for the school was of additional concern.
- Objectors expressed concern that the site would be overdeveloped and had the potential to become a future eyesore.

Miss Power from Fairgate Properties, the owners of the Sainsbury's site opposite the development site, addressed the Committee in objection to the application. The following comments were raised:

- Lack of consultation with Fairgate as a key stakeholder in the area

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- Fairgate had concerns about the impact of the tower and scale of development, particularly as it exceeded GLA density standards and the divergence with the recently published Policy Exchange paper on the impact on families of living in multi-storey buildings.
- Concerns were also expressed on the perceived departure of the development from the Council's plans and policies and the knock on impact of creating a precedence for the building of large towers.
- No evidence had been provided that the site would operate as a local employment site.
- That the proposed accommodation mix would not reflect the need for family accommodation within the local area.

Officers responded to these points and advised that the Policy Exchange document referred to focussed on social housing in high tower blocks and was therefore not pertinent to the application. It was also countered that Fairgate had been provided opportunities to make representations to the application, including a meeting scheduled within the consultation period with the Council's Director of Place and Sustainability. In response to the concerns raised about the density of the development, the Committee's attention was drawn to the GLA planning report contained within the officer report which stated that although the proposed development slightly exceeded the density standards within the London Plan, this was considered acceptable.

The Committee's attention was drawn to appendix 9 of the report which provided a detailed list of the consultees included within the consultation exercise such as statutory agencies and local residents, and appendix one which summarised the comments and objections received. It was considered that the concerns raised by local people during the Development Management Forum and Design Panel meetings had been included within the meeting minutes and that subsequent mitigation of the points raised was reflected within the report. Confirmation was additionally provided by the Legal Officer that all the legal requirements in terms of the consultation had been met.

The applicant's representatives, Mr Murch and Mr Akeju from Newlon Housing Trust addressed the Committee in support of the application and raised the following points:

- The scheme would provide significant planning benefits including provision of 222 mixed tenure housing units.
- The amenity impact of the development had passed an assessment.
- Newlon had had previous success in the construction of other high profile, mixed use developments including Hale Village, demonstrating their experience and capability.
- The funding for the scheme had been secured.
- Newlon had received a 2* Audit Commission rating at last inspection and obtained good customer satisfaction survey results from previous developments.

Three additional supporters for the application addressed the Committee. Mr Casey, a representative from E-ACT, a school academy sponsor, talked about the positive contribution the new school would make including providing new facilities available for community use and in becoming the heart of the

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community. Ms Duhany, a Newlon resident in Hale Village explained to the Committee the benefits she had experienced of being a key worker housed in an intermediate rent scheme and the positive impact it had had on her life and future opportunities. Finally, Ms Paney from the Diocese for London told the Committee about the partnership working undertaken with Newlon at Hale Village under the Newlon Fusion community engagement project providing support to Newlon residents.

Cllr Strickland, the Cabinet Member for Economic Development and Social Inclusion, addressed the Committee in support of the application and raised the following points:

- The application would serve to kickstart ambitious regeneration plans for North Tottenham, a fundamental part of which was the provision of good quality housing and encouraging home ownership.
- The school proposed on the site would help to ease pressure on primary school places in the area.
- The applicants had worked with Arup, the planning consultants developing the masterplan for the area, and the Council in pre-application meetings to ensure a high quality design was put forward that would make a positive contribution to the skyline.

The Committee examined the drawings and plans and asked final questions of officers, during which the following points were made:

- In response to a question over the provision of car club spaces in the development, it was confirmed that a condition would be put in place to require submission of a Parking Management Plan which would require demand for these spaces to be kept under review.
- Potential issues of overlooking from parallel flats would be mitigated through design.
- In response to concerns over the number of lifts proposed for the blocks of flats, assurances were provided that the capacity had been calculated as sufficient by the lift suppliers.

The Committee agreed to add an informative to seek improvements to the footpath leading to Bull Lane sports field which was located on Network Rail land.

In relation to landscaping on the development, the Committee requested that the condition should be extended to require the replacement of any tree that did not thrive within five years.

The Committee also requested that the community access offer and arrangements for the school be added to condition 22. The Committee also requested input into the materials to be used for the school.

The Chair moved the recommendation of the report, with the additional conditions listed above covering landscaping and community access to the school and it was:

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RESOLVED

That application HGY/2012/2128 be granted subject to conditions, completion of a s106 legal agreement and subject to Mayoral Direction.

Conditions:

Implementation

1. The development hereby authorised must be commenced 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.

In Accordance with Approved Plans

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 ensure the development is carried out in accordance with the approved details and in the interests of amenity.

Pre-commencement Conditions

Materials

3. Notwithstanding the description of the materials in the application, no works to the superstructure of the relevant part of the development shall be commenced until precise details of the materials, to be used in connection with the development hereby permitted, including samples of those external surface materials, have been submitted to and approved in writing by the local planning authority and implementation shall be in accordance with that approval.

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

Design of the Tower

4. Notwithstanding the external design details for the 22 storey tower submitted as part of the application, full details of the external appearance of the tower (with the exception of the height (which shall not exceed 86.2m AOD), footprint, number of dwellings and total floor space) are to be submitted to and approved in writing by the local planning authority prior to the start of construction works on any part of the tower.

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

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External Design and Appearance of the School Elevations

5. Notwithstanding the external design details for the 2 storey school submitted as part of the application, full details of the external appearance of the school building are to be submitted to and approved in writing by the local planning authority prior to the start of construction works on the superstructure of the school building and the building shall be completed in accordance with the approved details.

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

Microclimate

6. The applicant shall submit a further detailed assessment of the microclimate impacts of the tower and podium and any necessary mitigation measures to the local planning authority for approval prior to commencing superstructure works on the 22 storey tower. The scheme shall then be implemented in accordance with those approved plans.

Reason: To ensure a satisfactory microclimate in order to protect the amenity of residents and visitors to the site.

Construction Management Plan and Construction Logistics Plan

7. Prior to the commencement of the development, the applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval. The plans should provide details on:

- (i) Sequence of construction activity throughout each phase;
- (ii) Location and specification of acoustic barriers;
- (iii) Details showing how all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway;
- (iv) Details of construction lighting and parking;
- (v) The methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- (vi) Details of boundary hoardings and measures to ensure they are maintained in a secure and tidy condition.
- (vii) how construction work (including demolition) would be undertaken in a manner that minimises disruption to traffic and pedestrians on surrounding streets and avoids, as far as possible construction vehicle movements in the AM and PM peak periods.

Reason: To ensure that the development does not give rise to unacceptable impacts, upon neighbouring residential amenity and to reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network

Control of Construction Dust

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8. No construction works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of construction dust has been submitted and approved by the local planning authority. This shall be with reference to the London Code of Construction Practice. The scheme shall then be implemented in accordance with those approved plans.

Reason: In order to ensure that the effects of the construction upon air quality is minimised.

Contaminated land

9. Prior to the commencement of the development (other than investigative work):

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. 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.

Piling Method Statement (Thames Water and Environment Agency)

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10. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Piling or any other foundation designs including investigation boreholes, tunnel shafts, ground source heating and cooling systems using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that any proposed piling does not impact on local underground water utility infrastructure and to avoid contamination of potable supplies of groundwater.

Water Supply Infrastructure

11. No development shall be commenced until a Water Supply Impact Study, including full details of anticipated water flow rates, and detailed site plans have been submitted to, and approved in writing by the Local Planning Authority and thereafter implemented in accordance with those approved details.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

Tree Works

12. No tree works other than those specified in the Arboricultural Survey and Arboricultural Impact Assessment - Prepared by Viewpoint Associates LLP (Rev D) Issued: 5th November 2012, shall be carried out and no excavation shall be cut under the crown spread of the trees (including those that are outside the boundaries of the site) without the prior written permission of the Local Planning Authority.

Reason: In order to safeguard trees in the interest of visual amenity of the area.

Tree Protection

13. The tree protection measures recommended in the Arboricultural Survey and Arboricultural Impact Assessment - Prepared by Viewpoint Associates LLP (Rev D) Issued: 5th November 2012, must be carried out in full. A pre-commencement site meeting must be arranged and attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees.

Reason: In order to safeguard the trees in the interest of visual amenity of the area.

Drainage

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14. Prior to the commencement of the development, a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include, as necessary, surface water storage on site and appropriate restriction in run-off.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

Heat Network

15. Prior to the commencement of the development, details of the single plant room/energy centre, CHP and Boiler specifications, communal network and future proofing measures shall be submitted to and approved in writing by the Local Planning Authority. The details should include:

" technical specifications for the energy centre, and proposed plant and buffer vessels, and its operation;

" evidence showing that the combustion plant to be installed meets an emissions standard of 40mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions following installation (emissions certificates will need to be provided);

" full details of the location and appearance of the flues, including height, design, location and siting;

" plan showing the energy centre and pipe route for the communal network for the development;

" details of the design of building services to future proof to connect to an area wide Decentralised Energy Network in the future;

" details of other future proofing measures to enable connection to an area wide Decentralised Energy Network, such as provision in the building fabric, external buried pipework routes from the plant room to the site boundary, and space allocation for a heat exchanger; and

" the reduction in carbon emissions achieved through these building design and technology, energy efficiency and supply measures, compared with the emissions permitted under the national Building Regulations prevailing at the time the application(s), and achievement of the required Code for Sustainable Homes/BREEAM.

The energy centre and onsite network shall be installed and maintained as approved.

Reason: To maintain the opportunity for the development to connect to a district heating scheme and contributes to a reduction in overall carbon dioxide emissions.

Green/Brown Roof

16. Prior to the commencement of superstructure works, full details the

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extensive vegetated "green"/"brown" roofs shall be submitted to and approved in writing by the Local Planning Authority. The "green"/"brown" roof submission must provide/comprise of the following information:

- a) Biodiversity based with extensive/semi-intensive soils
- b) An aggregate substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum.
- c) A minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit.
- d) Include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates
- e) A report from a suitably qualified ecologist specifying how the living roofs have been developed for biodiversity with details of landscape features and a roof cross section

The green/brown roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority. Evidence that the green/brown roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.

Reason: To ensure the green/brown roofs are suitably designed to enhance ecology/biodiversity.

Archaeological Mitigation

17. A) No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: In order to preserve and enhance understanding of any archaeological assets which may be present within the site.

Demolition Method Statement (Network Rail)

18. The demolition of buildings or other structures near to the operational railway infrastructure must be carried out in accordance with an agreed method statement to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safety and security of operational railway land.

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Vibro-compaction Machinery (Network Rail)

19. Where vibro-compaction machinery is to be used in the development, details of the use of such machinery and a method statement shall be submitted for the approval of the Local Planning Authority prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Reason: To ensure the safety and security of operational railway land.

Ventilation

20. In light of the requirements regarding noise attenuation as specified in condition "Noise - Internal Levels", in order to secure a comfortable internal environment, additional means of ventilation may be necessary, in accordance with BS8233 and Building Regulations. Details of any proposed ventilation shall be submitted and approved in writing by the local planning authority, prior to the commencement of the development. The development shall be completed in accordance with those details.

Reason: In order to secure a comfortable internal environment for the occupants of the residential properties.

Post-Commencement Conditions

Landscaping - Landscaping Scheme

21. Prior to first occupation of the development, full details of the landscaping scheme for the entire site, including a schedule of species of new trees and shrubs to be planted shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To enhance the appearance of the development and in the interest of safeguarding the amenities of residents in the area.

Landscaping - Implementation/Maintenance

22. All landscaping and ecological enhancement works, including planting, seeding or turfing comprised in the approved scheme of landscaping as described in condition "Landscaping - Landscaping Scheme" shall be completed no later than the first planting and seeding seasons following the occupation of the building or the completion of the development in each phase, whichever is the sooner. Any trees or plants which within a period of FIVE years from the completion of that phase of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

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"Green" Screen

23. Prior to first occupation of the school, full details of a bio-diverse vegetated "green" screen or alternative treatments in relation to the school shall be submitted to and approved in writing by the Local Planning Authority. The green screen shall then be implemented in full accordance with the details so approved and maintained as such thereafter.

Reason: To assist in the mitigation of existing air quality issues in the immediate vicinity of the school site.

Hours of Construction

24. No demolition, construction or building works shall be carried out except between the hours of 0800 and 1800 hours (Monday to Friday) and 0800 and 1200 hours (Saturday) and not at all on Sundays or bank holidays unless written approval from the Local Planning Authority has been obtained prior to works taking place.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

Play Space and Use of School premises by the Community

25. Prior to first occupation of the development, a Playspace and School Community Use Management and Maintenance Plan to include details of the design of the children's play areas (both residential play areas and the school playground) including equipment for a variety of types of recreation and age groups and details of access and security for, and management of, community use of the school premises out of school hours shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with the approved plans.

Reason: To ensure suitable equipment and management, maintenance and security arrangements are in place for play spaces in the development and for the school building when it is used for community activities out of school hours.

Scaffolding (Network Rail)

26. Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

Reason: To ensure the safety and security of operational railway land.

Secured by Design

27. No development shall commence until details of a scheme demonstrating compliance with the aims and objectives of the 'Secured By Design' and 'Designing Out Crime' principles, have been submitted to and approved in

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writing by the Local Planning Authority and the scheme thereafter implemented in accordance with those details.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements.

Satellite Antennae

28. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish / aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development and to preserve the character and appearance of the neighbouring conservation area.

Lifetime Homes

29. All the residential units in the development hereby approved shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Council's standards in relation to the provision of Lifetime Homes.

Wheelchair Accessible Units

30. At least 22 flats within the development hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use. The applicant shall demonstrate on a typical layout plan submitted to and approved by the local planning authority, prior to the occupation of the development, how 10% of new housing is wheelchair accessible and meets the standards set out in Annex 2 Best Practice Guidance for Wheelchair Accessible Housing, of the GLA's Supplementary Planning Guidance "Housing".

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings.

Cycle Parking

31. The proposed development shall provide covered storage for 316 cycle spaces in total.

Reason: In order to promote a sustainable mode of travel and improve conditions for cyclists at this location in accordance with policy M3 and M5 of the Haringey Unitary Development Plan (2006).

Parking

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32. A minimum of 5 disabled car parking spaces shall be provided on site with up to an additional 17 disabled car parking spaces to be provided subject to demand by future disabled residents.

Reason: In order to ensure well designed and adequate parking for disabled and mobility impaired.

Electric Vehicle Charging Points

33. At least 20% (minimum of 18 spaces) of all the parking spaces hereby authorised shall be fitted with electric vehicle charging points (EVCP's), with a further 20% (minimum 18) having passive provision.

Reason: To encourage the uptake of electric vehicles in accordance with policy G1, AC3 and UD2 of the Haringey Unitary Development Plan (2006).

Parking Management Plan

34. A Parking Management Plan (including details of parking security and access) shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the proposed development. The plans should provide details of the security entrance gates/shutters, security monitoring procedures, details of residents security access arrangements, how parking spaces are to be allocated between uses and purposes, such as maintenance, the monitoring of EVCP use to assess whether there is a growing demand and establish when passive spaces need to be brought into use.

Reason: In order to ensure that parking area is secure and managed appropriately and that the parking is allocated and managed adequately to minimise parking impacts and to promote use of electric vehicles.

Commercial Opening Hours

35. The commercial uses shall not be operational before 0700 or after 2300 hours on any day.

Reason: In order to protect the amenity of adjoining residential occupiers.

Flood Risk (Environment Agency)

36. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated November 2012 compiled by Paul Owen Associates and the following mitigation measures detailed within the FRA:

" Maximum surface water discharge from the site will be restricted to 60 litres per second (FRA section 8a, page 10).

" Provision of SUDS systems including a green roof of approximately 600m² (FRA section 8a, page 10).

" Attenuation storage will be provided on site protecting up to the 1 in 100 critical storm with a 20% allowance for climate change (FRA section 8b, page 10).

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The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

Noise - Fixed Plant

37. In the development, the design and installation of new items of fixed plant shall be such that, when in operation, the cumulative noise level LAeq arising from the proposed plant, measured or predicted at 1m from the facade of any residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997.

Reason: In order to protect the amenity of nearby residential occupiers.

Noise - Internal Levels

38. The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are exposed to levels indoors not more than 35 dB LAeq 16hrs daytime and not more than 30 dB LAeq 8 hrs in bedrooms at night. The measure implemented to achieve this may include but not be limited to: sound reduction glazing and sound insulation, particularly where flats face the railway line or school.

Reason: In order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

Ecology - Mitigation and Enhancements

39. The applicant shall comply with the recommendations set out in sections 4.13 to 4.17 in the Extended Phase 1 Habitat Survey. A report shall be submitted to the local planning authority prior to the occupation of the development, demonstrating how the scheme has been implemented in accordance with those recommendations.

Reason: To ensure appropriate ecological mitigation and enhancements are provided within the scheme.

Ecology - Light Pollution

40. Prior to the occupation of the tower, the applicant shall submit to the local planning authority a report/plans showing how light pollution from the tower will be minimised with particular reference to the adjoining ecological corridor to the west. The scheme shall then be implemented in accordance with those approved plans.

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Reason: To ensure there are no significant adverse impact on the adjacent ecological corridor and bat habitat.

Birds & Bats Boxes

41. The applicant shall submit a scheme to the LPA, prior to the occupation of the development, for the provision of artificial nest/roosting boxes which are to be incorporated into the design of the buildings and the approved scheme implemented in accordance with the approved plans.

Reason: To support the provision of habitat on the adjacent railway corridor, in accordance with Haringey's Biodiversity Action Plan.

Boundary treatment

42. Prior to occupation of the development, details of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

Waste storage and recycling

43. Prior to the occupation of the development, full details of the scheme for refuse, waste storage and recycling shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved plans and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with policy UD7 of the Haringey Unitary Development Plan (2006).

Commercial Unit Frontage Design

44. Detailed plans of the design and external appearance of the commercial units, including details of the fascias and signage areas, shall be submitted to and approved in writing by the Local Planning Authority before any unit frontage is installed.

Reason: In the interest of visual amenity of the area.

Service and Delivery Plan

45. Prior to the occupation of the development, the applicant/operator is required to submit a Service and Delivery Plan (SDP) for the local authority's approval. The plans should provide details on how servicing and deliveries will take place, including, as far as possible, avoiding vehicle movements in the AM and PM peak periods.

Reason: To reduce traffic and congestion on the transportation and highways network.

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INFORMATIVE - Network Rail - Commencement of Works

Prior to the commencement of any works on site, developers must contact Network Rail to inform them of their intention to commence works. This must be undertaken a minimum of 6 weeks prior to the proposed date of commencement.

INFORMATIVE - Network Rail - Within the Development Site

Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures.

INFORMATIVE - Network Rail - Construction

Any scaffold, cranes or other mechanical plant must be constructed and operated in a "fail safe" manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required. In view of the close proximity of these proposed works to the railway boundary the developer should contact Network Rail's Asset Protection Team.

INFORMATIVE - Network Rail - Closure of the Railway

If it is necessary to close the railway and restrict rail traffic, "possession" of the railway must be booked via Network Rail's Asset Protection Team (assetprotectionAnglia@networkrail.co.uk) and are subject to a minimum prior notice period for booking of 20 weeks.

INFORMATIVE - Network Rail - Party Wall Act 1996

Where works are proposed adjacent to the railway it may be necessary to serve the appropriate notices on Network Rail and their tenants under the Party Wall etc Act 1996. Developers should consult with Network Rail at an early stage of the preparation of details of their development on Party Wall matters.

INFORMATIVE - Environment Agency - Decommissioning boreholes

The borehole(s) registered on site for the existing abstraction licences are a potential pathway for contamination from the shallow aquifer to migrate directly into the Principal Chalk Aquifer that lies beneath the London Clay. It is very important that you confirm how many boreholes are associated with the abstraction licences and that these abstraction borehole(s) are decommissioned following EA guidance before site demolition begins. Guidance available from our website -

<http://intranet.ea.gov/static/documents/Knowledge/Decommissioning.pdf>

INFORMATIVE - Environment Agency - Underground Storage Tanks

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We recommend the removal of all underground storage tanks (USTs) that are unlikely to be reused. Such removal should be undertaken following the guidance found in the 'Blue Book'*. *Guidance for the design, construction, modification and maintenance of petrol filling stations, (1999) ISBN 0 85293 217 0, Association for Petroleum and Explosives Administration/ Institute of Petroleum

INFORMATIVE - Environment Agency - Pollution Prevention Guidance

Please also see our Pollution Prevention Guidance notes on Storing and handling materials and products, specifically Installation, decommissioning and removal of underground storage tanks: PPG27.
<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

INFORMATIVE - Thames Water - 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. Connections are not permitted for the removal of Ground Water. 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.

INFORMATIVE - Thames Water - Piling

Any piling must be undertaken in accordance with the terms of the approved piling method statement. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

INFORMATIVE - Asbestos

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE - Construction Waste

In accordance with Section 34 of the Environmental Protection Act and the Duty of Care, any waste generated from construction/excavation on site is to be stored in a safe and secure manner in order to prevent its escape or its handling by unauthorised persons. Waste must be removed by a registered carrier and disposed of at an appropriate waste management licensed facility following the waste transfer or consignment note system, whichever is appropriate.
Implementation

INFORMATIVE - Signage

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Any signage required for the proposed commercial units shall be subject to a separate advertising consent application. Signage shall not be erected on the building without the prior consent of the local planning authority.

INFORMATIVE - Naming and 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 5573) to arrange for the allocation of a suitable address.

INFORMATIVE - Car Club Spaces

The applicant is requested to monitor, in conjunction with the Car Club Operator, Car Club usage by residents in the development and, if demand is shown to justify the provision of additional Car Club spaces in the vicinity of the development, to make such Car Club parking spaces available within the development.

INFORMATIVE - Pedestrian Access across Railway Line to the West

The applicant is requested to liaise with Network Rail regarding the possibility of providing a pedestrian footbridge or subway to Pretoria Road across the rail lines along the western boundary of the site to improve east-west access.

INFORMATIVE-Statement of positive & proactive action in dealing with the application

To assist applications the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which has been followed in this instance.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

a) It is considered that the principle of this development is supported by National, and Regional planning policy. While the proposal is a departure from the Unitary Development Plan, the development is in line with the clear objective and policies of the Council (and the Mayor of London) to promote the regeneration of Tottenham through employment and urban improvement to support local economic growth. The scheme will provide an important new community facility in the form of a new primary school that will also provide community meeting space outside of school hours.

b) The development is considered to be suitably designed in respect of its surroundings, its impact on neighbouring properties and environmental site constraints. The impact of the proposed development has been assessed and it is considered there would be no significant adverse impacts or impacts which cannot be adequately mitigated.

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c) The Planning Application has been assessed against and is considered to be in general accordance with the intent of National, Regional and Local Planning Policies requirements including the National Planning Policy Framework, The London Plan including policies: 2.14 'Areas for Regeneration', 3.3 'Increasing housing supply', 3.4 'Optimising housing potential', 3.5 'Quality and design of housing developments' 3.8 'Housing choice', 3.10 'Mixed and balanced communities', 3.12 'Affordable Housing Targets', 3.13 'Negotiating affordable housing residential & mixed use schemes', 3.14 'Affordability housing thresholds', 5.2 'Minimising carbon dioxide emissions', 5.3 'Sustainable design and Construction, 5.10'Urban greening', 5.11 Green roofs and development site environs, 5.14 'Water quality and wastewater infrastructure', 5.15 'Water use and supplies', 5.21 'Contaminated land', 6.3 'Assessing effects of development on transport capacity', 6.9 'Cycling', 6.10 'Walking', 6.12 'Road network capacity', 6.13 'Parking', 7.2 'Creating an inclusive environment', 7.3 'Secured by Design', 7.4 'Local character', 7.5 'Public realm' and 7.8 'Heritage assets and Archaeology'.

d) The planning application has been assessed against and is considered to be in general accordance with the intent of London Borough of Haringey Unitary Development Plan (UDP) 2006, policies G2 'Development and Urban Design', G3 'Housing Supply', G12 'Priority Areas', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD6 'Mixed Use Developments', UD7 'Waste Storage', UD8 'Planning Obligations', UD9 'Locations for Tall Buildings', AC3 'Tottenham High Road Regeneration Corridor', HSG1 New Housing Developments, HSG2 Change of Use to Residential, HSG4 Affordable Housing, HSG10 Dwelling Mix, EMP2 'Defined Employment Areas - Industrial Locations' EMP4 'Non Employment Generating Uses', EMP5 'Promoting Employment Uses', ENV1 'Flood Protection: Protection of the Floodplain and Urban Washlands', ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment', ENV6 'Noise Pollution', ENV7 Air, Water and Light Pollution', ENV11 'Contaminated Land' and ENV13 'Sustainable Waste Management' M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 'Protection, Improvements and Creation of Pedestrian and Cycle Routes', M8 'Access Roads', M10 'Parking for Development', CW1 'New Community/Health Facilities', CSV8 'Archaeology'.

Section 106: yes

PC266. 32 ALEXANDRA ROAD

Owing to time constraints, this item was deferred to the next meeting.

PC267. DATE OF NEXT MEETING

The next Planning Committee was scheduled for 18 February.

COUNCILLOR ALI DEMIRCI

Chair

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**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 18 FEBRUARY 2013**

Councillors: Basu, Beacham, Brabazon, Christophides, Demirci (Chair), Engert, Mallett, Peacock (Vice-Chair), Reid and Schmitz

MINUTE NO.	SUBJECT/DECISION
PC269.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllrs McNamara and Solomon for whom Cllrs Brabazon and Engert substituted.</p>
PC270.	<p>DECLARATIONS OF INTEREST</p> <p>The Chair and Cllr Christophides both declared an interest in agenda item 11 as Bounds Green Ward Councillors. Cllr Christophides' children also attended Bounds Green School. Cllr Beacham declared an interest in agenda item 6 as a local ward Councillor, as did Cllr Reid for item 12. The interests declared were not disclosable pecuniary or prejudicial interests.</p>
PC271.	<p>19 LANSDOWNE ROAD N10 2AX</p> <p>The Committee considered a report, previously circulated, on the application to grant planning permission for 19 Lansdowne Road N10 2AX, centred on the demolition of the existing property and erection of a new three storey dwelling with rooms at basement level. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. Vincent Maher, the Council's Head of Development Management, gave a short presentation highlighting the key aspects of the report.</p> <p>Three local residents, Ms Rossiter, Mr Hutchinson and Mr Ashley-Norman addressed the Committee in objection to the application and made the following comments:</p> <ul style="list-style-type: none"> • The scale and size of the new house was inappropriate and out of character with the rest of the road, leading to concerns there would be an impact on neighbouring houses, particularly in consideration that the proposed footprint of the house at first floor level would extend 1m beyond the rear line of the existing Edwardian terrace. • The potential risk was raised of the development exacerbating existing drainage problems in the area, with a number of neighbouring houses having had to undergo significant remedial work as a consequence of poor drainage in the locality. It was considered that the applicant had not provided sufficient documentation within the application regarding mitigation of this risk. • The scale of the building work required to excavate the large basement was of concern, with the associated potential for disturbance and disruption to neighbouring properties. • The sustainability of the development, particularly in relation to the large

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carbon footprint from the demolition of the existing house and rebuilding on a large concrete base, was questioned. It was considered that the more sustainable option would have been retrofitting of the existing house.

Two of the applicant's representatives, Mr Bee and Mr Blunt, addressed the Committee regarding the application and raised the following points:

- It was considered that the existing house did not positively contribute to the character of the Conservation Area or reflect neighbouring houses and that the new house would better reflect local character and design including a more symmetrical form and concordant roof line.
- Although it was recognised that the new house was a larger scale to the existing, this would not have a significant impact to the front elevation. In addition, several of the houses in the area had extensions so the scale was not out of line.
- A soil survey and engineering survey had been undertaken which had not identified any issues with the construction works.

The Committee expressed concern regarding the issues raised by the objectors of drainage problems in the area and the potential for the new house to exacerbate these. In light of this, it was advised that, should the application be approved, an additional condition could be added requiring further investigation of rain and surface water drainage onsite and for any subsequent mitigation works to be approved by the Council prior to the development commencing.

The Chair moved the recommendations of the report and it was:

RESOLVED

- That, subject to the inclusion of an additional condition relating to rain and surface water drainage, application HGY/2012/2426 be approved subject to conditions:

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

MATERIALS & LANDSCAPING

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in

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writing by, the Local Planning Authority before any 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. The development shall thereafter be built in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours, means of enclosure, car parking layout, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting etc.), retained historic landscape features and proposals for restoration where relevant, and thereafter retained in perpetuity.

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.

CONSTRUCTION

5. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:

- i) The phasing programming and timing of the works;
- ii) Site management and access, including the storage of plant and materials used in constructing the development;
- iii) Details of the excavation and construction of the basement;
- iv) Measures to ensure the stability of adjoining properties.

Reason: In order to protect the residential amenity and highways safety of the locality.

6. The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

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7. The proposed dwelling shall not be occupied until it has been demonstrated that the development meets the Code for Sustainable Homes Level 4 or above.
Reason: To promote sustainable development in accordance with UDP policy UD2 and London Plan policy 5.2.

PRIVACY

8. Final details of the privacy screens and louvers to be erected to the front and rear elevations shall be submitted to and approved in writing by the Local Planning Authority; thereafter installed before the dwelling hereby approved is first occupied in accordance with these details and maintained as such.
Reason: To safeguard the privacy and amenities of occupiers of the adjoining residential properties.

REASONS FOR APPROVAL:

The design, form and scale of the replacement building have been sensitively considered to reflect the design and detailing of other properties along Lansdowne Road, its relationship with neighbouring properties and the surrounding Conservation Area. The existing gaps with the neighbouring properties to either side will be retained and the layout and design of the replacement property will ensure that the privacy and amenity of neighbouring occupiers is not adversely affected. As such the proposal is considered to be in accordance with London Plan 2011 policies 3.5, 5.1, 5.2, 5.7 and 5.8, Haringey Unitary Development Plan 2006 policies UD3, UD4, CSV1 and CSV5 and Supplementary Planning Guidance SPG1a, SPG2 and the Council's 'Housing' Supplementary Planning Document.

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

PC272. 19 LANSDOWNE ROAD N10 2AX

The Committee considered a report, previously circulated, on the application to grant Conservation Area Consent for the demolition of the existing property at 19 Lansdowne Road N10 2AX and erection of a new 3 storey dwelling. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant Conservation Area Consent subject to conditions.

The Chair moved the recommendations of the report and it was:

RESOLVED

- That Conservation Area Consent be granted for application HGY/2012/2427 subject to conditions:

1. The works hereby permitted shall be begun not later than the end of three

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years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality

REASONS FOR APPROVAL

The demolition of the building on this site is acceptable in principle as it makes a neutral contribution to the character and appearance of Vallance Road Conservation Area and subject to conditions, its demolition is acceptable and accords with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.

PC273. HIGHGATE JUNIOR SCHOOL BISHOPSWOOD ROAD N6

The Committee considered a report, previously circulated, on the application to grant planning permission for Highgate School, Bishopswood Road, N6. The application was for the demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Five Courts and the erection of a new Junior School building linked to the retained Ingleholme building which would require some external alterations. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and the completion of a s106 legal agreement. The Planning Officer gave a short presentation highlighting the key aspects of the report. The Committee's attention was also drawn to a tabled addendum to the report setting out a revised officer recommendation for permission to be conditional on the applicant submitting a unilateral undertaking to the Council by the 19 March 2013 in order to improve performance in determining major planning applications prior to the end of the municipal year.

The following points were raised in discussion of the application by the Committee:

- It was advised that although the Cholmeley House building was locally listed, officers were satisfied that the new modern, fit for purpose replacement building would have an overall positive effect on the Conservation Area through its high quality, contemporary design and finish.
- Although the school's playing fields and associated open spaces were designated as Metropolitan Open Land (MOL), which was subject to protection in terms of openness, the demolition of the Five Courts and Tuck Shop buildings would serve to open up MOL.
- Confirmation was provided that the application constituted a remodelling of the facilities onsite and that pupil intake would not increase as a direct

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result.

- It was noted that objections had been received from the Highgate Conservation Area Advisory Committee and two local residents.
- In response to questions raised during the consultation period regarding the impact of the application on traffic in the area, it was advised that the school would be required to produce a travel plan, which, inline with highway safety improvements also planned, aimed to achieve a reduction in the use of private cars on the site and the promotion of public transport as an alternative.

The Chair moved the recommendations of the report and it was:

RESOLVED

- That permission be granted for application HGY/2012/2346 subject to conditions and conditional on the applicant submitting a unilateral undertaking to the satisfaction of the local planning authority no later than 19 March 2013.

CONDITIONS:

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. Samples of all 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 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.

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.

4. No tree works other than those specified in the submitted Arboricultural Implications report 19 November 2012 and Landscape Specification October 2012 prepared by ACD shall be carried out and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

Reason: In order to safeguard the trees in the interest of visual amenity of the area in accordance with Policy OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan and Policy 7.21 'Trees and Woodlands' of the London Plan.

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5. That where reasonably possible, not less than 20 percent (20%) of onsite workforce (excluding managers and supervisors) employed during the construction of the proposed development comprise of 'local residents'. In the event that achieving 20% proves impracticable for reasons notified in writing to and approved by the Council then another figure agreed by the relevant parties concerned (acting reasonably) may be acceptable. Note: 'Local' is defined as employees preferably within the Haringey confines, but where not practicable, will include North London Sub-Region. This is consistent with Construction Web's approach.

Reason: In order to provide employment opportunities for local residents in accordance with Policy G4 of the Haringey Unitary Development Plan and Policy 4.12 'Improving Opportunities for All' of the London Plan.

6. That where reasonably practicable not less than 10 percent (10%) of the onsite 'local' workforce (excluding managers and supervisors) employed during the construction of the proposed development comprise of trainees, but in the event that achieving 10% proves impracticable for reasons notified in writing to and approved by the Council then another figure agreed by the parties concerned acting reasonably may be acceptable. These trainees can be self employed or sourced from 'local' Small and Medium size Enterprise's. Note: The ten percent (10%) trainees is included in the 20 percent (20%) figure of 'local employees' and not the percentage of the workforce on-site as a whole.

Reason: In order to provide employment opportunities for local residents in accordance with Policy G4 of the Haringey Unitary Development Plan and Policy 4.12 'Improving Opportunities for All' of the London Plan.

7. The development shall not be occupied until a revised travel plan with measures aimed at achieving a reduction in the modal split of those travelling by car by at least 10% and up to 17.5% over the next five years has been submitted to and approved in writing by the Local Planning Authority. The travel plan shall be implemented in accordance with the approved details and thereafter retained with the developer required to submit annual travel plan updates for the next five years to the Local Planning Authority.

Reason: To minimise the traffic impact of this development on the adjoining roads, and to promote travel by sustainable modes of transport in accordance with Policy UD3 'General Principles' of the Haringey Unitary Development Plan and Policy 6.12 'Road Network Capacity' of the London Plan.

8. No development shall take place until a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP) has been submitted to and approved by the Local Planning Authority. The plans shall be implemented thereafter. The Plans shall provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Hampstead Lane, and Bishopswood Road is minimised. The plans should show how Construction vehicle movements have been 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 and highways network in accordance with Policy UD3 'General Principles' of the Haringey Unitary Development Plan and Policy 6.11 'Smoothing Traffic Flow and Tackling Congestion' of the London Plan.

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9. No development shall take place until details of rainwater goods shall be submitted to and approved by the Local Planning Authority, implemented in accordance with the approved details and retained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the existing buildings and the local area and fulfil the requirements of Policies CSV1 and CVS5 of the Haringey Unitary Development Plan and Policy 7.8 'Heritage Assets and Archaeology' of the London Plan.

10. The removal of roof tiles, lead flashing and soffits from the Principal's House and Cholmeley House shall be completed by hand and should a bat or evidence of bats be found, a licensed bat worker shall be contacted for advice on its safe and proper removal.

Reason: In order to minimise the impact on biodiversity in compliance with Policy 7.19 'Biodiversity and access to nature' of the London Plan 2011 and Policy OS11 of the Haringey Unitary Development Plan 2006.

11. The removal of above ground vegetation shall be undertaken outside of the bird breeding season (March to August inclusive), or immediately following confirmation by a qualified ecologist that birds and their dependent young are not present.

Reason: In order to minimise the impact on biodiversity in compliance with Policy 7.19 'Biodiversity and access to nature' of the London Plan 2011 and Policy OS11 of the Haringey Unitary Development Plan 2006.

12. In respect of Cholmeley House, a historical report, copies of survey drawings and detailed photographs to comprise a new historic environment record shall be submitted to and approved in writing by the Local planning Authority. The photographic survey shall be as existing, externally and in context, with accompanying drawings and numbered key showing points from which the photos were taken. Any interior spaces of historic significance shall also be photographed. Once approved by the Local Planning Authority, this new historic environment record shall be deposited in the Borough's archives at Bruce Castle.

Reason: In order to preserve the architectural and historic interest of the Locally Listed Cholmeley House having regard to Policy CSV3 of the Haringey Unitary Development Plan and Policy 7.8 'Heritage Assets and Archaeology' of the London Plan.

13. 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 LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must 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.

Reason: In order to minimise the impact on air quality in accordance with Policies ENV7 of the Haringey Unitary Development Plan and Policy 7.14 'Improving Air Quality' of the London Plan.

14. Prior to occupation of the development, evidence must be submitted to show that the combustion plant to be installed meets an emissions standard of 40mg/kWh. Where any installations e.g. Combined Heat and Power combustion plant does not meet this emissions standard it should not be operated without the

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fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates shall be provided within six months of the occupation of the development.

Reason: To minimise the impact on Air Quality in accordance with Policy 7.14 'Improving Air Quality' of the London Plan

15. The development hereby approved shall achieve a BREEAM rating of 'Very Good'.

Reason: In order to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime in accordance with Policy 5.3 of the London Plan.

INFORMATIVES:

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

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

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 Ground Water. 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.

REASONS FOR APPROVAL

The reasons for the grant of approval are as follows:

a) It is considered that the principle of this development is supported by national, regional and local planning policies which seek to promote the improvement of educational facilities.

b) The development is considered to be suitably designed in respect of its surroundings, its impact on neighbouring properties, the conservation area and environmental site constraints.

a) The Planning Application has been assessed against and is considered to be in general accordance with

- National Planning Policy Framework;
- London Plan Policies 3.18 'Education facilities', 5.2 'Minimising carbon dioxide emissions', 5.3 'Sustainable design and construction', 5.11 'Green roofs and development site environs', 5.21 'Contaminated Land', 6.1 'Integrating transport & development', 6.3 'Assessing effects of development on transport capacity', 6.4 'Enhancing London's transport connectivity', 6.5 'Funding Crossrail and other strategically important transport infrastructure', 6.11 'Smoothing traffic flow and tackling congestion', 6.12 'Road Network Capacity', 6.13 'Parking', 7.2 'Creating an inclusive environment', 7.3 'Designing out Crime', 7.4 'Local character', 7.5 'Public realm', 7.6

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'Architecture', 7.8 'Heritage Assets and Archaeology', 7.21 'Trees and Woodlands', 8.3 'Community Infrastructure Levy'; and

- Haringey Unitary Development Plan (UDP) 2006 Policies G1 'Environment', G2 'Development and Urban Design', G4 'Employment', G6 'Strategic Transport Links', G7 'Green Belt, Met. Open Land, Significant Local Open Land & Green Chains', G9 'Community Well Being', G10 'Conservation', G12 'Priority Areas', UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', ENV1 'Flood Protection: Protection of Floodplain, Urban Washlands, ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV11 'Contaminated Land', ENV13 'Sustainable Waste Management', M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 'Protection, Improvement and Creation of Pedestrian and Cycle Routes', M8 'Access Roads', M10 'Parking for Development', OS2 'Metropolitan Open Land', OS5 'Development Adjacent to Open Spaces', OS12 'Biodiversity', CSV1 'Development in Conservation Areas', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV7 'Demolition in Conservation Areas' and CSV8 'Archaeology'.

PC274. HIGHGATE JUNIOR SCHOOL BISHOPSWOOD ROAD N6

The Committee considered a report, previously circulated, on the application for Conservation Area Consent for the demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Five Courts and the erection of a new Junior School building linked to the retained Ingleholme building which would also require external alterations. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant Conservation Area Consent subject to conditions. The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Chair moved the recommendations of the report and it was:

RESOLVED

- That Conservation Area Consent be granted for application HGY/2012/2347 subject to conditions.

CONDITIONS:

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 demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been granted for the redevelopment for which planning permission HGY/2012/2346.

Reason: In order to safeguard the special architectural or historic interest of the

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building.

INFORMATIVES:

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

REASONS FOR APPROVAL

The reasons for the grant of consent are as follows:

- a) It is considered that the principle of this demolition is supported by national, regional and local planning policies as it the harm from demolition is outweighed by the public benefits of the replacement development.
- b) The replacement development is considered to be suitably designed in respect of its surroundings, its impact on neighbouring properties, the conservation area and environmental site constraints.
- a) The application for Conservation Area Consent has been assessed against and is considered to be in general accordance with
- National Planning Policy Framework;
 - London Plan Policies 7.2 'Creating an inclusive environment', 7.3 'Designing out Crime', 7.4 'Local character', 7.5 'Public realm', 7.6 'Architecture', 7.8 'Heritage Assets and Archaeology'; and
 - Haringey Unitary Development Plan (UDP) 2006, G2 'Development and Urban Design', G10 'Conservation', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV7 'Demolition in Conservation Areas' and CSV8 'Archaeology'.

PC275. HIGHGATE SCHOOL SENIOR FIELD HAMPSTEAD LANE N6

The Committee considered a report, previously circulated, on the application for the installation of temporary Junior School accommodation (expiring 31 January 2016) with associated landscaping. The open space would be reinstated following the completion of construction on the new permanent junior school on the site. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and the completion of a s106 legal agreement. The Planning Officer gave a short presentation highlighting the key aspects of the report. Confirmation was provided that the temporary school would be located on MOL but officers considered that as the pre-fabricated building would be temporary and sensitive in design, it would not cause long term harm.

The Committee sought further clarification on archaeological issues with the temporary site, particularly with the desktop assessment identifying an earth bank. It was advised that a condition had been added requiring the applicant to undertake an onsite archaeological investigation prior to the development commencing. It was noted that the Highgate Society had put forward a request for the opportunity to look at the earth bank prior to the installation of the temporary building. The Committee agreed to add this as an informative.

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The Chair moved the recommendations of the report and it was:

RESOLVED

- That permission be granted for application HGY/2012/2446 be approved subject to conditions, the completion of a s106 legal agreement and the inclusion of the above informative following the request from the Highgate Society.

CONDITIONS:

1. This permission shall be for a limited period expiring on 31/01/2016 when the building hereby approved shall be removed and the land reinstated.

Reason: The building, because of its design, size, materials and/or siting, is not considered suitable for permanent retention.

2. Samples of all 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 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. The submitted samples should demonstrate that the exterior of the staircores will be finished in grey to harmonise with the external appearance of the classroom buildings.

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.

3. No development shall take place until a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP) has been submitted to and approved by the Local Planning Authority. The plans shall be implemented thereafter. The Plans shall provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Hampstead Lane, and Bishopswood Road is minimised. The plans should show how Construction vehicle movements have been 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 and highways network in accordance with Policy UD3 'General Principles' of the Haringey Unitary Development Plan and Policy 6.11 'Smoothing Traffic Flow and Tackling Congestion' of the London Plan.

4. No development shall take until a programme of soft and hard landscaping has been submitted and approved in writing by the local planning authority. The development shall be implemented in accord with these details. Soft landscape works shall include (planting plans, written specifications - including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, and implementation programme and thereafter retained until this temporary permission expires, when the landscaping shall be removed and the land reinstated.

Reason: In order to provide a suitable setting for the proposed development in the interest of visual amenity.

5. Details of a programme of onsite archaeological investigation shall be

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submitted to, and approved in writing by, the Local Planning Authority before any development is commenced.

Reason: To provide an opportunity for the recording of archaeological evidence and further research and in accordance with Policy CSV8 of the Haringey UDP and 7.8 'Heritage assets and archaeology' of the London Plan.

INFORMATIVES:

The application will require a temporary amendment to the existing access onto Hampstead Lane. The necessary works to amend the access are to be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

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

REASONS FOR APPROVAL

The reasons for the grant of approval are as follows:

- a) It is considered that the principle of this development is supported by national, regional and local planning policies which seek to promote the improvement of educational facilities.
- b) The development is considered to be suitably designed in respect of its surroundings, its impact on neighbouring properties, the conservation area and environmental site constraints.
- a) The Planning Application has been assessed against and is considered to be in general accordance with
 - National Planning Policy Framework;
 - London Plan Policies 3.18 'Education facilities', 5.3 'Sustainable design and construction', 5.21 'Contaminated Land', 6.1 'Integrating transport & development', 6.3 'Assessing effects of development on transport capacity', 6.4 'Enhancing London's transport connectivity', 6.5 'Funding Crossrail and other strategically important transport infrastructure', 6.11 'Smoothing traffic flow and tackling congestion', 6.12 'Road Network Capacity', 6.13 'Parking', 7.2 'Creating an inclusive environment', 7.3 'Designing out Crime', 7.4 'Local character', 7.5 'Public realm', 7.6 'Architecture', 7.8 'Heritage Assets and Archaeology', 7.21 'Trees and Woodlands', 8.3 'Community Infrastructure Levy'; and
 - Haringey Unitary Development Plan (UDP) 2006 Policies G1 'Environment', G2 'Development and Urban Design', G4 'Employment', G6 'Strategic Transport Links', G7 'Green Belt, Met. Open Land, Significant Local Open Land & Green Chains', G9 'Community Well Being', G10 'Conservation', G12 'Priority Areas', UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', ENV1 'Flood Protection: Protection of Floodplain, Urban Washlands, ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV11 'Contaminated Land', ENV13 'Sustainable Waste Management', M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 'Protection, Improvement and Creation of Pedestrian and Cycle Routes', M8 'Access Roads', M10 'Parking for Development', OS2 'Metropolitan Open Land', OS5 'Development Adjacent to Open Spaces', OS12 'Biodiversity', CSV1 'Development in Conservation Areas', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV7 'Demolition in Conservation Areas' and

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CSV8 'Archaeology'.

PC276. THE SPRING TAVERN 133 BOUNDS GREEN ROAD N11 2PP

The Committee considered a report, previously circulated, on the application to grant planning permission for Spring Tavern, 133 Bounds Green Road, N11 2PP for the erection of a three storey extension and conversion to eight self contained flats. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and a s106 agreement. The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Committee's attention was drawn to a tabled addendum to the report providing details of a consultation response submitted by Bounds Green School setting out concerns regarding road safety from construction traffic. In light of this, an additional condition had been proposed requiring the applicant to submit a Construction Management Plan for approval by the Council. In light of the concerns expressed by the Headteacher, the Committee also agreed to add an informative for the applicant to consult with the school in the drafting of the Construction Management Plan.

It was also requested that Ward Councillors had input into the determination of pedestrian improvement works to be made to the surrounding area of the site and which would be contributed to by the developer. To this end, it was agreed that the relevant precondition be strengthened to require consultation with local ward Councillors.

The Committee recognised the potential sensitivity of the relationship between the public house and proposed residential accommodation and the measures proposed to mitigate this as far as possible including removal of the beer garden and other noise attenuation measures. It was however agreed that the associated condition imposed relating to noise did not go far enough and should be strengthened to cover the future management of other potential environmental issues from the pub including odour, waste management etc.

The Chair moved the recommendations of the report and it was:

RESOLVED

- That, subject to officers strengthening the condition relating to noise attenuation to include other potential environmental issues; adding a condition to require the applicant to consult with local ward Councillors in determining pedestrian improvement works in the locality and adding an informative for the applicant to consult with the school in the drafting of the Construction Management Plan, application HGY/2012/2343 be granted permission subject to conditions and a s106 legal agreement.

Conditions:

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the

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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. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours, means of enclosure and pedestrian access and circulation areas, hard surfacing materials and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting etc.) and thereafter retained in perpetuity.

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.

5. No development shall take place until full details of noise attenuation measures between the Public House, function room and the residential accommodation is submitted to and approved in writing by the local planning authority and thereafter retained.

Reason: In order to protect residential amenity.

6. The residents of the flats hereby permitted shall not be eligible to use any controlled car parking zone in the Borough of Haringey.

Reason: In order to promote lower car usage and sustainable transport consistent with Policy M9 of the Haringey Unitary Development Plan.

REASONS FOR APPROVAL:

The development makes optimal use of a site in an urban context. The development is broadly consistent with development policy and sensitively addresses the relationship between different land uses. The Council and applicant have discussed revisions to this proposal to ensure the living conditions of residents above the public house are protected and provide opportunities for additional garden space for residents.

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The Committee considered a report, previously circulated, on the application to grant planning permission for Cleopatra House, Pembroke Road, N8 7RQ for the demolition of a derelict warehouse and erection of a replacement residential building with basement car park. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and a s106 agreement. The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Committee's attention was drawn to the outcome of the most recent planning appeal on the development, which was dismissed on the grounds that the previous application to create a car free development did not meet the detailed criteria of UDP policy. The applicant had subsequently addressed this issue in the current version of the application before the Committee through the inclusion of car parking provision for the development in a ground floor basement.

A local resident, Mr Bradley, addressed the Committee in objection to the application and made the following comments:

- That the scheme constituted over development of the site
- The impact of the scheme on trees to the rear of the site and which were closer to the building than indicated on the plan, were of concern, with the potential for damage to be caused to its roots and/or canopy.
- The potential for the development to exacerbate parking issues in the area arising from concerns that residents would not in practice use the basement car park instead parking on the street.

The applicant's agent, Ms Altaras, addressed the Committee in support of the application and made the following comments:

- That a full arboricultural survey had been undertaken and the Council's tree officer consulted, neither of which had identified any issues.
- The basement car park solution had been recommended by the Council's Transport Officer and had been developed with input from a transport consultant. Provision of a security gate and car lift aimed to encourage residents to utilise the facility. In response to a question, it was confirmed that at least one of the spaces would be suitable for disabled use and that space would also be provided within the basement for bike storage.
- In response to a question from the Committee, it was confirmed that the boundary railings to the site would, wherever possible, be retained or replaced with a matching design.

In light of the concerns raised regarding the potential for damage to adjacent trees and the lack of submission of a detailed arboricultural report, it was advised, should permission be granted, that a condition be added requiring the applicant to undertake an impact assessment on the trees to the adjacent site and for any necessary remedial work to be approved by the Council before construction commenced.

The Chair moved the recommendations of the report and it was:

RESOLVED

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 18 FEBRUARY 2013**

- That, subject to inclusion of an additional condition relating to tree management, application HGY/2012/2365 be approved subject to the following conditions and to a s106 legal agreement:

Conditions

1. TIME LIMIT

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. IN ACCORDANCE WITH APPROVED PLANS 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. SUSTAINABILITY & ENERGY EFFICIENCY The proposed dwellings hereby approved shall not be occupied until it has been demonstrated to the local planning authority that the development meets the Code for Sustainable Homes Level 4 or above.

Reason: To promote sustainable development in accordance with UDP policy UD2 and London Plan policy 5.2.

4. SURROUNDINGS & PLANNING A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. DEVELOPMENT SAMPLES TO BE SUBMITTED Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any 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.

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.

6. DETAILS STORAGE/COLLECTION Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality in compliance with Policy UD3 'General Principles' of the Haringey Unitary Development Plan.

**MINUTES OF THE PLANNING SUB COMMITTEE
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	<p>7. LIFETIME HOMES The development hereby approved shall be carried in accordance with Lifetime Homes standards. Reason: To provide housing for the broadest range of households and In order to comply with Policy 3.8 of the London Plan.</p> <p>REASONS FOR APPROVAL The proposal is broadly consistent with the development plan. In this case significant weight has been given to a recent appeal decision. The current scheme addresses a shortcoming in that Inspector's decision.</p>
PC278.	DATE OF NEXT MEETING The next meeting was scheduled for 11 March.

COUNCILLOR ALI DEMIRCI

Chair



Haringey Council

Report for:	Planning Committee	Item Number:	
Title:	Planning applications reports for determination		
Report Authorised by:	 Marc Dorfman Assistant Director Planning, Regeneration and Economy		
Lead Officer:	Ahmet Altinsoy – Development Management Support Team Leader 020 8489 5114 Ahmet.Altinsoy@haringey.gov.uk		
Ward(s) affected:	All		

1. Describe the issue under consideration

Planning applications submitted to the above Planning Sub-Committee for determination by Members.

2. Recommendations

See following reports.

3. Background information

All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.

4. Local Government (Access to Information) Act 1985

Planning staff and application case files are located at 6th Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am – 5.00pm, Monday – Friday.

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Planning Sub Committee 8th April 2013

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2012/1588	Ward: Muswell Hill
Address: Land to the Rear of 76 St James's Lane N10 3RD	
Proposal: Erection of 3no. single storey three bedroom houses	
Existing Use: Vacant	Proposed Use: Residential
Applicant: Mr Raffi Tanielian	
Ownership: Private	
Date received: 10/08/2012 Last amended date: 17/12/2012	
Drawing number of plans: 2905/09B, 2905/20A, 2905/26C 2905/28C 2905/29, 2905/30, 2905/31 & 2905/32A	
Case Officer Contact: Matthew Gunning	
PLANNING DESIGNATIONS: Road Network: B Road	
RECOMMENDATION: GRANT PERMISSION	
SUMMARY OF REPORT:	
<p>The proposal is for the erection of 3 x single storey dwellings on this site previously occupied by lock up garages. This application follows on from a previously refused scheme which was subsequently dismissed on appeal. The scheme is amended by making all of the houses single storey and by placing them adjacent to the northern boundary of the site, similar to the previous garages. The siting, design and form of this revised scheme has taken due consideration of the site constraints, in particular the steep gradient. The proposal now achieves an acceptable relationship with neighbouring buildings and will not give rise to significant degrees of overlooking or loss of privacy to neighbouring occupiers. The proposal also achieves an acceptable relationship with the adjoining Conservation Area and will not affect mature trees within adjoining sites.</p>	

1.0 SITE LOCATION PLAN



Site Location Plan

2.0 DRAWINGS & IMAGES



Northern Boundary Wall of Site



Proposed Site Layout

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is generally rectangular in shape with a wider section to the west narrowing as it slopes down to the east. It is located south of St James Lane and accessed via a shared access way which runs behind a five storey 1960s block, which accommodates a Performing Arts Centre. It has significant level differences, with the site sloping from the highest point on the west to the lower point on the east side, a difference of approximately 3-4 metres. The eastern boundary of the site adjoins the rear gardens of properties which front onto Cascade Avenue and along the southern boundary adjoin the rear gardens of properties which front onto The Chine.
- 3.2 The site, which measures 0.1ha in size, previously contained 20 lock up garages which have been recently demolished. The remainder of the site consists of hardstanding. There are several mature trees in close proximity to the southern boundary, which sit within the rear gardens of the properties fronting The Chine. The application site does not fall within a conservation area but adjoins Rookfield Conservation Area.

4.0 PROPOSAL

- 4.1 The proposal is for the erection of 3 x single storey dwellings on this site. The dwellings will have similar internal layout and will have 3 bedrooms. Each dwelling will benefit from private external amenity space and 2 car parking spaces. Vehicular access to the site will remain the same as existing, via the shared access way.
- 4.2 The scheme as submitted has been amended slightly from that initially submitted. The houses have been lowered by 300mm and moved 300mm further away from northern boundary. The wall (back of the former garages) is now to be retained.

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/1993/0909 - Erection of three x three bedroom five person two storey houses. (AMENDED SCHEME) – Withdrawn 08/11/1994

HGY/2010/1994 - Demolition of 20 x existing garages and erection of 3 x three bedroom houses (one with attached garage), and 2 x semi-detached garages – Refused 17/12/2010 – Dismissed on appeal

5.2 Planning Enforcement History

None

5.0 RELEVANT PLANNING POLICY

6.1 National Planning Policy

The NPPF was formally published on 27th March 2012. This document sets out the Government’s planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The proposed development is considered to be consistent with the Framework which seeks to approve proposals that accord with the local development plan. The NPPF has at its core a strong presumption in favour of sustainable development.

6.2 London Plan 2011

Policy 3.3 Increasing housing supply
 Policy 3.4 Optimising housing potential
 Policy 3.5 Quality and design of housing developments
 Policy 7.4 Local Character
 Policy 7.6 Architecture

6.2 Haringey Local Plan – Strategic Policies – Adopted 2011

SP0 Presumption in favour of sustainable development
 SP1 Managing Growth
 SP2 Housing
 SP11 Design
 SP12 Conservation

6.4 Unitary Development Plan 2006 (Saved Policies)

UD3 General Principles
 UD7 Waste Storage
 HSG2 Change of Use to Residential
 M10 Parking for Development
 OS17 Tree Protection, Tree Masses and Spines

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
 SPG2 Conservation and Archaeology
 SPD Sustainable Design and Construction, (Feb 2013)

7.0 CONSULTATION

Internal	External
Ward Councillors Transportation Group	London Fire Brigade Muswell Hill/ Fortis Green

<p>Building Control Trees</p>	<p>Residence Association 80 – 100 (e) St James Lane 72, 74, 76, 78 St James Lane 1, 2, 3 View Cottages, St James Lane Flat 1 – 12 Winkley Court, St James Lane Flat 1 – 6 78 St James Lane 18, 20, 37 – 57 (o) The Chine, 26 – 38 (e) Linden Road, 13 – 29 (o) Cascade Avenue</p>
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7.0 RESPONSES

Transportation

- 7.1 The application site has a medium PTAL of 3 and is within reasonable walking distance of Muswell Hill Broadway, which benefits from a number of local bus services. It is considered that some journeys to and from the site will be made using sustainable modes of transport. However, it is likely that some of the prospective residents would use private vehicles for such journeys.
- 7.2 Although the site is not located within an area that has been identified within the Haringey Council adopted UDP as that suffering from high on-street parking pressure, local parking congestion is evident during various times of the day. The application includes off-street parking provision for all three of the residential units. It has been noted that the level of provision exceeds the maximum parking standards by one space, however, given the very high demand for on-street parking within the vicinity of the site this is considered acceptable.
- 7.3 The proposed development is likely to generate a lower level of traffic movements compared to that associated with the sites current use. The proposals are unlikely to have any significant negative impact on traffic generation or parking demand within the locality. Therefore, the highway and transportation authority do not wish to raise any objection to the above planning application.
- 7.4 Councillor Bloch – Asks that the application go before Planning Sub Committee and objects on the following grounds (as summarised)
- Overlooking/ loss of privacy adjoining properties;
 - The plans show doors opening directly from one dwelling towards the back of 82 St James’s Lane;
 - Noise nuisance due to closeness with properties on St James’s Lane;
 - Lack of detail and difficulty to understand plans;;
 - Loss of light;

- Omission of any real indication of the degree to which the land slopes so steeply;
- Issue of the access road not addressed in particular it is on a dangerous and very steep bend;
- The electricity sub-power station has not been mentioned although it most definitely blocks vision for pedestrians and traffic as well as reducing easy access for fire engines;
- No landscaping to the houses;
- Concerns about the retention of the boundary walls;
- There are two protected large polar trees from the Chine which slightly encroach onto the land and these need to be expertly protected and dealt with.

7.5 Local residents - Letters of objection/ concern from residents of the following properties - No 27 Cascade Avenue, No's 47, 49 The Chine, 37 Rookfield Avenue, No 65, Flat 3 78, 86, 88, 100 St James's Lane

Design & Form/ Impact on Amenity

- The height & closeness of the development would be such that unreasonable overshadowing would occur to the surrounding properties;
- Loss of privacy due to elevated nature of the site – No's 25, 27 & 29 Cascade Avenue are much lower and would be affected;
- Proximity to rear garden of properties - No's 84 to 100; reduces to 5m on eastern side.
- There will be virtually no gardens for these family sized units;
- Wall at the end of the rear gardens of No's 84 to 100 should remain;
- Impact of noise to properties behind the site;
- Noise and disturbance;
- Adverse effect on the adjoining Rookfield Conservation Area by reason of the over development of the site;
- Squeezing 3 houses into this site increases the impact on the closest neighbours;
- Only two houses should be built on this site;

Access & Safety

- Need to maintain access along shared access route;
- Inappropriate access road;
- Concern about the entrance and exit remaining the same;
- The development may lead to a significant impact upon road safety due increased parking problems in St James's Lane;
- Considerable traffic and parking difficulties at certain times of the day after school and on Saturday mornings;
- The vehicular access to the houses depends on the use of the shared access which is not part of the site that is the subject of this application and is presumably not in the ownership of the applicant;
- Traffic and parking survey inadequate as carried out during school holidays;

Other

- Impact on mature trees;
- If permission is granted a condition should be imposed restricting any permitted development to the new houses;
- Needs to be assurance there will be no departure from approved plans when constructed;
- Need for direct dialogue with relevant residents.

7.6 A letter of support has been received from the resident of No 43 The Chine who states the scheme “will be an improvement on the existing garages and as the proposed houses are single storey they should not be visually intrusive”.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Background

8.1 This current application follows on from a previous application (HGY/2010/1994) for the demolition of the 20 x garages on site (now demolished) and for the erection of 3 x three bedroom houses. This application was refused permission by the Local Planning Authority and subsequently dismissed on appeal.

8.2 In this appeal the Inspector considered the principle of residential development to be acceptable given the site was ‘previously developed land’ and the fact that it “is within walking distance of local shops and public transport”. The Inspector found fault with the scheme on a number of grounds, namely its impact on the living conditions and visual amenity of neighbouring properties, its proximity to mature trees and its general cramped nature. The following extracts from the appeal decision highlight these concerns:

- Houses 1 and 2 would be sited very close to the boundary with No 45 The Chine “and would appear particularly prominent at a very short distance when viewed from the extended raised element of the rear garden of this property. The development would plainly harm the living conditions of the residents of this property too.”
- “House 3 ... would appear visually dominant, overbearing and unsympathetically sited when viewed from nearby houses and gardens on Cascade Avenue and, to a lesser extent, from houses on The Chine, relative to the outlook currently enjoyed by residents of these houses. This is an initial indication that the proposal represents a cramped development”.
- “House 2 would also be built very close to one of the poplar trees, requiring it to be cut back significantly to facilitate the development”.
- “The siting of habitable rooms in House 2 at close distance to a prominent, established tree with consequent amenity implications for

occupants of this proposed house is a further indication that the proposed development represents a cramped design solution".

- 8.3 This current scheme is significantly different to the previous scheme in terms of the siting of the three dwellings, their relationships with neighbouring properties and the layout of the parking on site. The visual impact of the proposal is reduced by making all of the houses single storey and placing them adjacent to the northern boundary, in a similar area as the previous garages.
- 8.4 The main issues in respect of the current scheme are outlined below.

Principle of Residential Use

- 8.5 The NPPF provides guidance on decision taking and in particular, introduces a presumption in favour of sustainable development and also outlines a number of core planning principles that should be adhered to. In particular this includes encouraging the effective use of land by reusing land that has been previously-developed, and to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. Local Plan Policy SP0 advocates a positive approach and a presumption in favour of sustainable development, unless any adverse impacts of granting permission would be significantly outweighed.
- 8.6 The principle of residential use on this site is considered to be acceptable given that the site is surrounded by residential uses and is within a broader residential area. As pointed out above the Inspector considered the principle to be acceptable. The proposal accords with the criteria outlined in policies SP2 of the Local Plan and HSG2 'Change of Use to Residential' in addition to London Plan Policy 3.3 'Increasing Housing Supply'.

Design, Form & Layout

- 8.7 London Plan policies 7.4 and 7.6 requires planning decisions to have regard to local character and for development to comprise details and materials that complement, but not necessarily replicate the local architectural character. Policy SP11 of the Local Plan requires development to create places and buildings that are of high quality, attractive and sustainable.
- 8.8 The scheme is for 3 single storey buildings with flats roofs which will range in height from 2.3 to 3.3m. The houses will be located to the rear of the garden of No's 84 to 100 St James's Lane, 1.3m in from the boundary. The gardens to these properties are typically between 9-10m in depth, with the exception of No 100 which is 6m deep. As pointed out above the scheme as submitted has been amended slightly from that submitted, by lowering the houses by 300mm and moving 300mm

further away from northern boundary. The wall (back of the former garages) is now also to be retained.

- 8.9 The dwellings will be of modern style and will be 12.2m wide, with a maximum depth of 10.3m. The buildings will be faced in a mixture of materials; render, stone and hardwood timber. The roof form the dwellings will partly overhang and will incorporate flush glazed rooflight, green planted roofs and horizontal photovoltaic panels.
- 8.10 The houses are staggered and take account of the natural slope of the land use split level plan format. In the recent appeal, the Inspector considered “the most critical challenge is the need to respond sensitively to the topography of this relatively long and narrow site and that of surrounding land”. The Inspector went on to note that:
- “Land levels fall to the east and south and houses on Cascade Avenue and The Chine adjoining the site within the adjacent Rookfield Conservation Area are markedly lower. The rear gardens of surrounding houses on three sides are generally of a modest depth. As such, many houses have a direct outlook of the site at close distance. “
- 8.11 Compared to the previous scheme the bulk and mass has been significantly reduced. The buildings has been more carefully sited and kept at a relatively low level, in addition to having being subsequently reduced further (i.e. by excavating into the site). They will be discrete and low profile features within the site which will not be highly visible from neighbouring properties given the presence of screening along the southern and eastern boundaries of the site and the retention of the northern boundary wall. This is an important change and material consideration compared to the previously refused/ dismissed scheme.
- 8.12 The houses exceed the floorspace minima for three-bedroom dwellings set out in the Council’s Housing SPD and the London Plan. While objections have been raised about the number of dwellings proposed, the density of the development is acceptable.
- 8.13 The scheme is laid out with remote parking at the top of the site and a pedestrian access route along the southern side of the site. Next to the car parking area a refuse storage areas is shown to store refuse for each dwelling. The useable amenity space for each of the dwellings will be in excess of 50sq.m and will include patio space and laid lawn. Details of further landscaping will be secured by way of a planning condition.
- 8.14 Overall the form, siting, height and layout of the buildings within the site are considered to be acceptable. As such the proposal is considered to be in accordance with policies 7.4 and 7.6 of the London

Plan and UD3 'General Principles' and SP11. They will make a modest contribution to your new increased housing target in Local Plan SP2 to meet or exceed 820 new homes a year.

Impact on the adjoining Conservation Area

- 8.15 The London Plan 2011 Policy 7.8 '*Heritage Assets and Archaeology*' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. The application adjoins the Rookfield Conservation Area.
- 8.16 Bearing in mind the current condition of the site and the under-used nature of the previous lock-up garages, the proposed developed and associated landscaping will serve to enhance the appearance of the site and its setting next to a conservation area. The buildings will be discrete and low profile features within the site which will not be highly visible from neighbouring properties and the adjoining conservation area.

Impact on Trees

- 8.17 The positioning of the new buildings has taken due consideration of the two popular trees in the adjacent garden of No 45 The Chine, which are located next to the southern boundary of the site. An Arboricultural survey was carried out in order to establish the parameters for development on site. The location of the houses next to the northern boundary is such now that the root protection zone will not be encroached.
- 8.18 Subject to the use of appropriate tree protective fencing the proposed development can take place with no damage or implications relating to the remaining trees on site. A condition will be attached to the permission to ensure that appropriate measures are taken to ensure their protection. Overall the proposal accords with the requirements of policy OS17 'Tree Protection, Tree Masses and Spines'.

Impact on Amenity

- 8.19 The London Plan 2011 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Local plan policy also expects new development to maintain the level of privacy enjoyed by adjoining properties and not to create problems of overlooking.
- 8.20 The siting, fenestration and orientation of the buildings are such that they will not adversely affect the privacy and amenity of adjoining

houses and gardens. The main fenestration to the dwelling will be south facing and the closest south facing window with the properties on The Chine will be 20m away. The presence of solid board fencing and screening along the southern boundary of the site will help to minimise overlooking/ loss of privacy. There will be no habitable room windows on the north elevation other than 3 bathroom windows. While the buildings will sit much closer to the northern boundary of the site, the presence/ retention of the rear wall (back of the former garages) along with the stepping of buildings along the slope and in from the boundary is such that the structures will marginally protrude above the height of the existing boundary wall.

- 8.21 While the proposed development is not of the same scale and design to the dwellings immediately surrounding it, its form and associated landscaping are considered sensitive to the nature of the site achieving an acceptable relationship with adjoining and neighbouring properties. A condition has been imposed restricting permitted development rights to protect local residents from any future development on the site.
- 8.22 Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. As such the proposal is considered to be in accordance with UDP Policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Access & Parking

- 8.23 The site shares an access with No 76 (the Performing Arts Centre) in addition to 6 flats located at No 78. Bearing in mind the previous land use of the site and adjoining residential properties which use this access, such an access arrangement is considered acceptable. While concerns have been raised about the access and egress to the site, particularly in relation to its location on a bend, the access point is established and the Council's Transportation section do not object to the proposal. The proposed development is likely to generate a lower level of traffic movements compared to that associated with the sites previous use.
- 8.24 The scheme is laid out with remote parking at the top of the site and a pedestrian access route along the southern side of the site. Each of the dwellings will have two car parking spaces. A reversing head for refuse trucks and fire appliances vehicles is shown on the plans submitted. The furthest corner of house 3 will be within the 45m house length requirement.

Sustainability

- 8.25 The NPPF, London Plan and local policy requires development to meet the highest standards of sustainable design, including the conservation

of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment.

- 8.26 Chapter 5 of the London Plan requires all new homes to meet Level 4 of the Code for Sustainable Homes. The developer has indicated thus far it will meet or exceed Code for Sustainable Homes Level 3 by way of under floor heating which will be fed by solar panels to be installed on the south facing flat roofs. Overall the proposed scheme is considered to be of sustainable design and represent a beneficial use of this previously developed land. A condition has been imposed to require the development to meet Code for Sustainable Homes Level 4.

Planning Obligations

- 8.27 The proposal will also be liable for the Mayor of London's CIL as the proposal is for three additional units. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £9,590.00 (274 x £35). 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. An informative will be attached advising the applicant of this charge.

9.0 CONCLUSION

- 9.1 The position, scale, mass, detail and alignment of the proposed dwellings on this are considered to be acceptable and address the concerns raised in the previously refused and dismissed scheme. The scheme is amended by making all of the houses single storey and by placing them adjacent to the northern boundary of the site, similar to the previous garages. The siting, design and form of this revised scheme has taken due consideration of the site constraints in particular the steep gradient. The proposal achieves an acceptable relationship with neighbouring buildings and will not give rise to significant degrees of overlooking or loss of privacy to neighbouring occupiers. The proposal also achieves an acceptable relationship with the adjoining Conservation Area and will not affect mature trees within adjoining sites.
- 9.2 As such the proposal is considered to be in accordance with policies 3.3-3.5, 7.4 and 7.6 of the London Plan 2011, SP0, SP1, SP2, SP11 and SP12 of the Local Plan 2013 and saved policies UD3, UD7, HSG2, M10 and OS17.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 2905/09B, 2905/20A, 2905/26B, 2905/28B, 2905/29, 2905/30, 2905/31 & 2905/32

Subject to the following condition(s)

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development 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 ensure the development is carried out in accordance with the approved details and in the interests of amenity

MATERIALS & BOUNDARY TREATMENT

3. Samples of all 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 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.

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.

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

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 in the interests of the visual amenity of the area.

5. Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance

Reason: To ensure that the green roof is suitably designed and maintained.

TREE PROTECTION

6. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

OTHER

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

8. No dwelling shall be occupied until it has been demonstrated in writing to the Local Planning Authority that the development hereby permitted will meet or exceed Code for Sustainable Homes Level 4.

Reason: To ensure a sustainable construction consistent with Policy 5.2 of the London Plan 2011.

REASONS FOR APPROVAL

The position, position, scale, mass, detail and alignment of the proposed dwellings are considered acceptable in relationship with neighbouring

properties and the adjoining conservation area. The scheme will not lead to significant degrees of overlooking or loss of privacy to neighbouring occupiers. The proposal is in accordance with policies 3.3-3.5, 7.4 and 7.6 of the London Plan 2011, SP0, SP1, SP2, SP11 and SP12 of the Local Plan 2013 and saved policies UD3, UD7, HSG2, M10 and OS17.

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Planning Sub Committee 8th April 2013

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB COMMITTEE

Reference No: HGY/2012/1644	Ward: Noel Park
Date received: 20/08/2012	
Last amended date: 20/03/2012	
Address: 14-18 Lymington Avenue N22 6JA	
Proposal: Demolition of 3 portacabins trading as shops and erection of mixed use building comprising a B1 office unit, 3 shops, 2 x one bed flats, 2 x two bed flats and 1 x three bed flat	
Existing Use: Retail	
Proposed Use: B1 (office), A1 (retail), Residential	
Applicant: Nabiganj Investment Company Ltd	
Ownership: Private	

DOCUMENTS

Title
Planning Statement

PLANS

Plan Number	Rev.	Plan Title
1204/2	A	Existing Ground Floor Plan and Front Elevation
1204/3	B	Proposed Site Plan
1204/4	B	Proposed Ground Floor Plan
1204/5	C	Proposed First Floor Plan
1204/6	C	Proposed Second Floor Plan
1204/8	C	Proposed Elevations Front and Rear
1204/9	C	Proposed Side Elevations
1204/10	B	Proposed Roof Plan
1204/11	B	Proposed Side Elevations

Case Officer Contact:

Jeffery Holt

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PLANNING DESIGNATIONS:

Unitary Development Plan 2006:

- Wood Green Town Centre

RECOMMENDATION

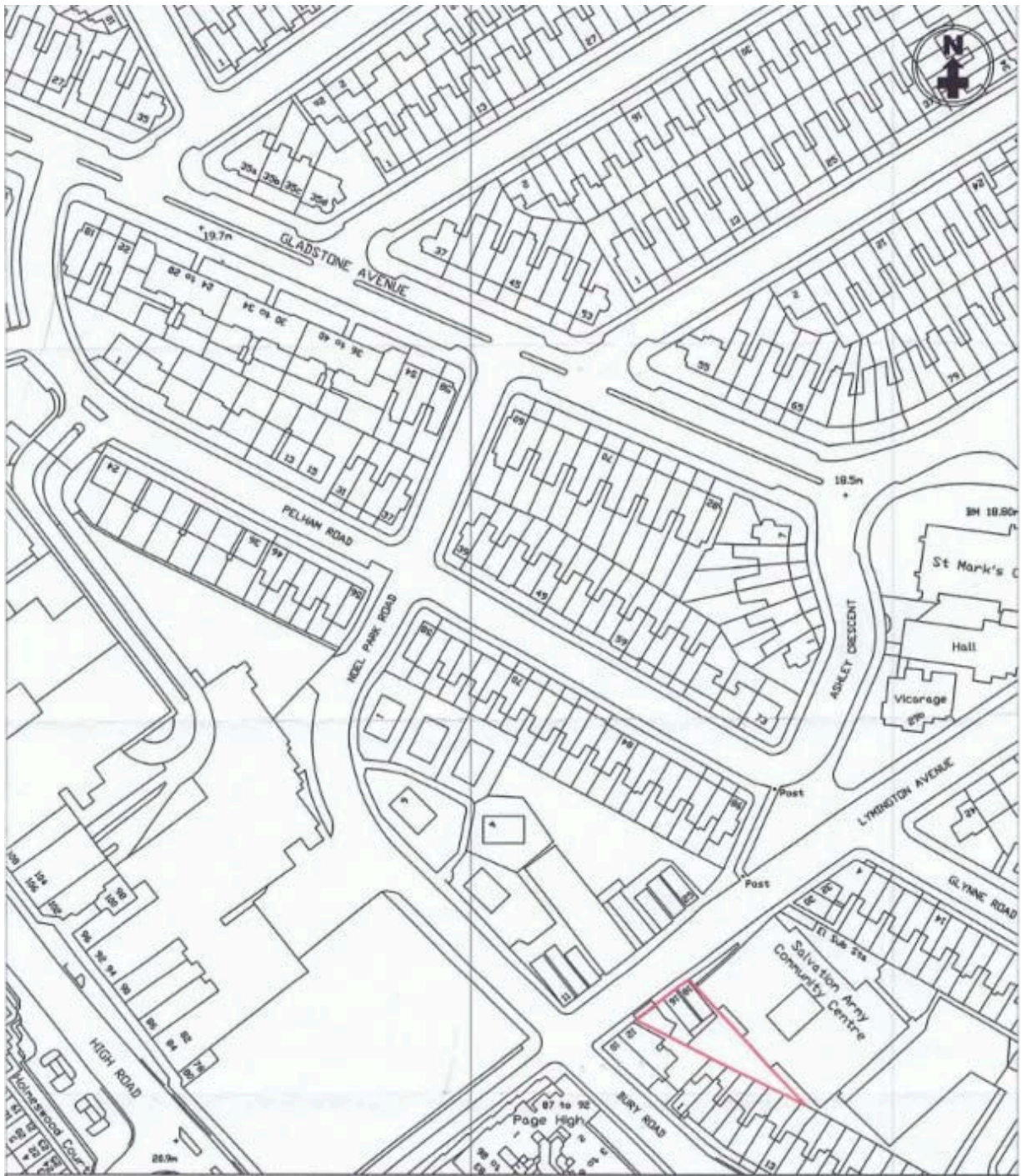
GRANT PERMISSION subject to conditions and the completion of a s106 legal agreement

SUMMARY OF REPORT:

The application proposes the demolition of existing shops in temporary buildings and its replacement with a 3-storey building containing A1 retail and B1 Business use on the ground floor and four flats on the first and second floors. The creation of new commercial space and housing in the Town Centre is supported by national, regional and local policy. The design of the building is considered to be of satisfactory design quality, responding adequately to its context and causing no significant harm to residential amenity. The proposed dwellings are considered to provide satisfactory living accommodation and subject to a car-free designation, would minimise harm to local highways networks. The Council consulted widely and responses were taken into account by officers. The proposal is considered to be in accordance with National Guidance and London and Local Policy and planning permission should therefore be granted subject to conditions.

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1.0 PROPOSED SITE PLAN



2.0 IMAGES

View of application site and No. 10-12 Lymington Avenue behind



Proposed Front and rear elevations



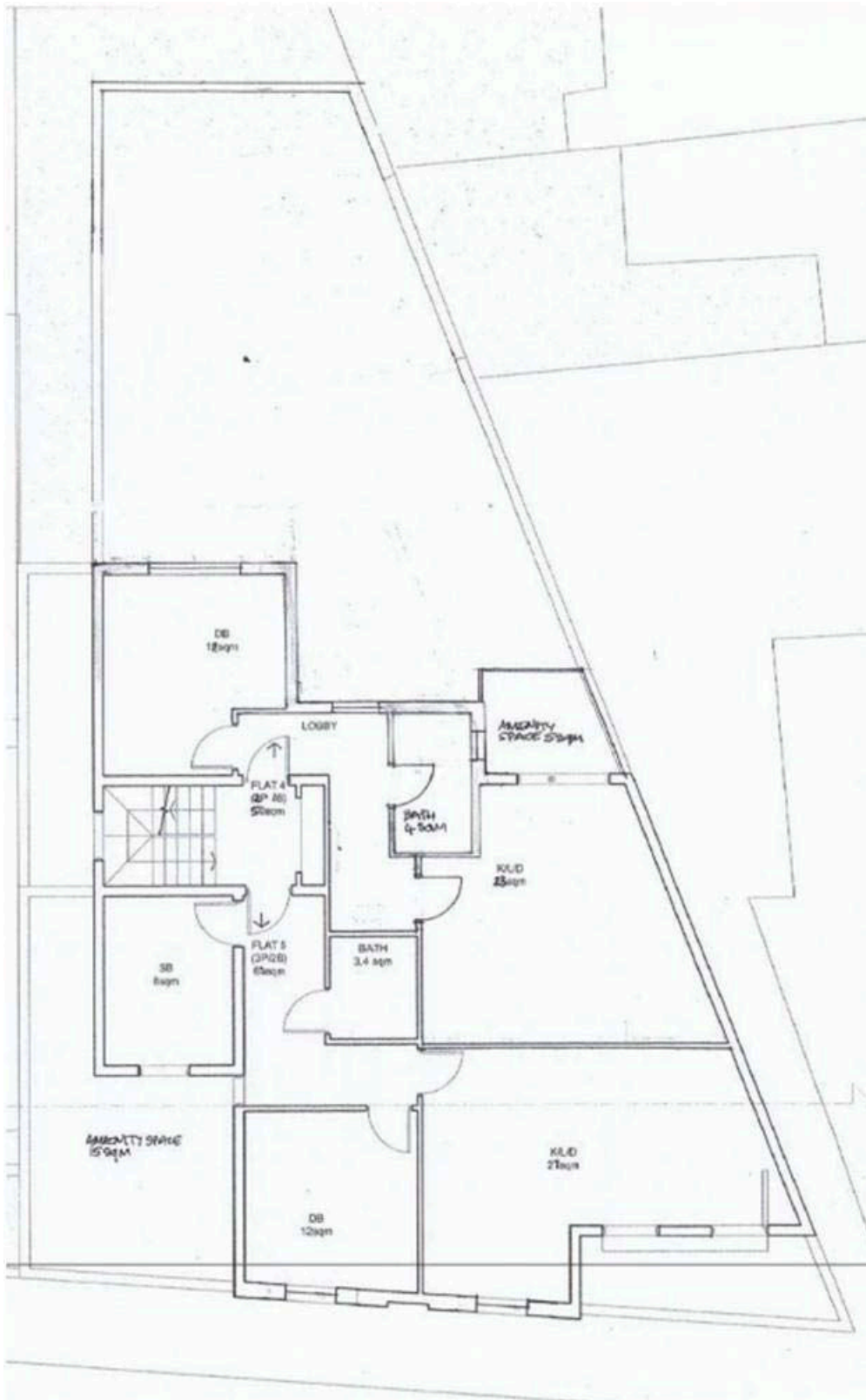
Proposed Ground Floor



Proposed First Floor



Proposed Second Floor



3.0 SITE AND SURROUNDINGS

- 3.1 The subject site is a triangular piece of land on the south side of Lymington Avenue, N22. The site is currently occupied by 3 retail units housed within temporary buildings providing approximately 120sqm of floor space. Permission has recently been granted for an additional temporary building behind these units.
- 3.2 Immediately to the west is no. 10-12 Lymington Avenue, a 3-storey Victorian building with shops on the ground floor and flats above. To the east is a large modern brick building occupied by the Salvation Army. The building is single storey on Lymington Avenue but has larger 2- and 3-storey high elements behind. To the south are 2-storey terrace houses. On the opposite side of Lymington Avenue are 1- and 2-storey commercial and retail buildings. Permission was granted in early 2013 for the redevelopment of these buildings and land behind to provide commercial space and 66 residential units in buildings up to 6-storeys in height.
- 3.3 At the wider scale, the area is dominated by Wood Green Town Centre to the west. To the north and east, development is mostly 2-storey Victorian housing, much of which is covered by the Noel Park Conservation Area. To the south is modern Local Authority housing estate.

4.0 PLANNING HISTORY

- 4.1 HGY/2012/0595 - Demolition of three existing portacabins trading as shops and erection of mixed use building comprising of 3 shops(A1) and seven self contained flats – REFUSED
- 4.2 HGY/2011/2031 - Policies 2.15 and 4.7 of the London Plan 2011 continue this approach - GRANTED
- 4.3 HGY/2002/1689 - Erection of 3.0m high security fence to boundary with Bury Road and security gates between shop units. - GRANTED
- 4.4 OLD/2002/0006 - Erection of 2.2m high security fence to boundary with Bury Road and security gates between shop units.- GRANTED
- 4.5 HGY/1998/0163 - Erection of temporary portakabin and perimeter fencing - GRANTED
- 4.6 HGY/1997/0684 - Relocation of existing charity shop on Lymington Avenue to land adjacent to 12 Lymington Avenue N22.- GRANTED

5.0 PROPOSAL DESCRIPTION

- 5.1 Permission is sought for the demolition of 3 temporary building trading as shops and the erection of a mixed use building comprising an office, 3 shops, 2 x one bed flats and 2 x two bed flats.
- 5.2 The building is three-storeys and a maximum 16.6m wide and 24m deep. It is trapezium shaped on plan with the building being widest at the front and tapering to the rear. It is a modern design with a flat roof and brick on the exterior.
- 5.3 On the ground floor is a 74m² B1 Business unit and three A1 retail units with a combined area of 101m². On both the first floor and second floor there are 1 x 1bed and 1x 2bed flats, providing four flats in total.

6.0 RELEVANT PLANNING POLICY

- 6.1 The planning application is assessed against relevant National, Regional and Local planning policy, including relevant:
- National Planning Policy Framework
 - National Planning Policy Statements
 - The London Plan 2011
 - Haringey Local Plan: Strategic Policies
 - Haringey Unitary Development Plan (2006) (saved remnant policies)
 - Haringey Supplementary Planning Guidance and Documents

For the purpose of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the London Plan 2011, the Haringey Local Plan 2013 and 39 remnant saved policies in the Haringey Unitary Development Plan 2006.

6.1.1. National Planning Policies

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

6.1.2. Regional Planning Policies

The London Plan 2011 (Published 22 July 2011)

Policy 2.15 Town centres
Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 4.7 Retail and town centre development

Policy 4.8 Supporting a successful and diverse retail sector
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable Energy
Policy 5.10 Urban greening
Policy 5.11 Green roofs and development site environs
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion
Policy 6.12 Road Network Capacity
Policy 6.13 Parking
Policy 7.2 Creating an inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration
Policy 8.2 Planning obligations

6.1.3. Local Planning Policies

Local Plan 2013 – 2036 (17 Strategic Policies (SP))

SP0 The presumption in favour of sustainable development
SP1 Managing Growth
SP4 Working towards a Low Carbon Haringey
SP7 Transport
SP10 Town Centres
SP11 Design
SP17 Delivering and Monitoring the Local Plan

6.1.4. Haringey Unitary Development Plan (Adopted 2006)

UD3 General Principles
UD7 Waste Storage
ENV6 Noise Pollution
ENV7 Air, Water and Light Pollution
M9 Car Free Residential Development

7.0 CONSULTATION

7.1 The Council has undertaken wide consultation. A summary list of consultees is provided below:

7.1.1. Internal Consultees

- Transportation
- Cleansing

- Building Control
- Commercial Environmental Health

7.1.2. Local Residents

- Residents of 60 properties were consulted

7.1.3. Responses to the points raised during consultation are provided in Appendix 1.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Taking account of the development plan, comments received during the processing of this application and other material considerations, the main issues in this case are;

- 8.1 The presumption in favour of sustainable development
- 8.2 Principle of development
- 8.3 Density
- 8.4 Design, height, mass & materials
- 8.5 Dwelling Mix
- 8.6 Quality of Accommodation
- 8.7 Child Playspace
- 8.8 Impact of proposal on living conditions of surrounding residents
- 8.9 Traffic and Parking
- 8.10 Waste Management
- 8.11 Energy & Sustainability
- 8.12 Planning Contributions and Mayoral Community Infrastructure Levy

8.1 The presumption in favour of sustainable development

8.1.1. Haringey Local Plan SP0 states that:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will always work proactively with applicants to find solutions, which mean that proposals can be approved wherever possible and to secure development that improves the economic social and environmental conditions in Haringey. Planning applications that accord will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or*

- *Specific policies in the NPPF indicate that development should be restricted.*

8.1.2. The proposal can be considered as an example of sustainable development in that it seeks to make more intensive use of a site and provide residential accommodation in a highly sustainable town centre location. The Committee is accordingly obliged in development plan terms to give this proposal favourable consideration.

8.1.3. There are a number of benefits to this scheme that outweigh any perceived disbenefits. The following analysis clearly explains these.

8.2 Principle of development

8.2.1. The site is located in Wood Green Metropolitan Town Centre, which is at the top of the Borough's town centre hierarchy. Policies SP2 and SP10 of the Local Plan seek to intensify development in the town centre to deliver commercial and retail space and residential accommodation. Policies 2.15 and 4.7 of the London Plan 2011 also encourage development within existing town centres.

8.2.2. The proposal provides 74m² of office space and 101m² of retail space. Although there is a reduction in retail space of approximately 20m² compared to the existing buildings, the replacement retail space will be within a permanent building built to modern standards as opposed to the existing temporary accommodation.

8.2.3. The proposed provides four residential units on the site. Additional housing is supported by London Plan Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey Local Plan Policy SP2 'Housing' which seeks an additional 820 homes per annum in the Borough.

8.2.4. The principle of the development is considered to be in compliance with the above policies.

8.3 Density

8.3.1. National, London and local policy seeks to ensure that new housing development makes the most efficient use of land and takes a design approach to meeting density requirements.

8.3.2. Table 3.2 of the London Plan sets out the acceptable range for density according to the Public Transport Accessibility (PTAL) of a site. The site is considered to be in an 'urban' context and has a high PTAL of 6a, thus development should be within the density range of 200 to 700 habitable rooms

per hectare (hr/ha). Accounting for the non-residential uses on the ground floors, the proposed development has a density of 613 hr/ha, which is acceptable having regard to the site's accessibility and urban context.

- 8.3.3. The proposed density is in accordance with Policy 3.4 'Optimising Housing Potential' of the London Plan and Policy SP2 'Housing' of Haringey Local Plan.

8.4 Design, height, mass & material

- 8.4.1. London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' continue this approach .
- 8.4.2. The application site is adjacent to a 3-storey red brick Victorian building (no. 12 -14) and a largely single storey modern brick building housing the Salvation Army (no. 24).
- 8.4.3. The proposed building is three storeys high but the roof remains below the eaves level of the adjacent Victorian building, thus maintaining a subordinate relationship. Towards the Salvation Army building, the proposed building steps down to two-storeys to reduce the difference in height. As such, the proposed buildings act as a transition building between its two neighbours.
- 8.4.4. The front elevation is recessed at the sides break up the building line and to provide vertical edge to the facade. This along with the portrait windows creates a strong sense of verticality to echo that of no. 12-14 Lymington Avenue and the general character of town centre development in Wood Green.
- 8.4.5. Both adjoining buildings have a strong red-brick character and the proposed building would also have a brick exterior.
- 8.4.6. The Noel Park Conservation Area is to the east and begins on Glynne Road. However, the Salvation Army building is considered to be a large break in the urban form so that the application site is not understood to be part of the Conservation Area. As such there would be no harm to its character.
- 8.4.7. The proposed development is considered to be of satisfactory design quality in compliance with the above policies.

8.5 Dwelling Mix

- 8.5.1. The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing, which

is supported by the Council's Housing SPD.

- 8.5.2. The proposed development provides 2 x 1-bed and 2 x 2-bed dwellings. Although no family units are proposed, this mix is considered appropriate for a small development where residential units are provided above commercial uses in a town centre location.

8.6 Quality of accommodation

- 8.6.1. London Plan Policy 3.5 'Quality and Design of Housing Developments' requires The design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality.

- 8.6.2. The size of each flat and its private amenity space is set out below. These figures meet or exceed those required by the Mayor's Housing SPG.

	Internal Area (m ²)	Private Amenity Space (m ²)
1 st floor 1b/2p	56	5
1 st floor 2b/4p	75	7
2 nd floor 1b/2p	50	5
2 nd floor 2b/3p	61	15

- 8.6.3. Three of the flats are single aspect but due to the staggered design of their elevations, and limited number of rooms required for 1 and 2 bed flats, the units will still benefit from adequate light and ventilation. The two street facing flats are north west facing, just outside the 45 degree arc of north to be considered 'north facing' under the SPG.

- 8.6.4. All flats have been designed to Lifetime Homes Standard.

- 8.6.5. On balance, the proposed dwellings are considered to provide satisfactory accommodation in compliance with the above policies.

8.7 Child playspace

- 8.7.1. London Plan Policy 3.6 'Children and young people's play and informal recreation facilities' requires developments make provision for play and informal recreation, based on the expected child population generated by the scheme. The London Plan SPG "Shaping Neighbourhoods: Play and Informal Recreation" 2012 provides minimum standards for the provision of children's play space. The Haringey Open Space and Recreation Standards SPD sets out the Council's own play space standards under the current UDP and the emerging Haringey Local Plan.

- 8.7.2. Using the formula set out in the above SPG, the development will have a child yield of 0.23. According to the SPG, where child yield is less than 10 children,

no on-site child playspace provision is required. However, all flats have access a private amenity space, providing doorstep playspace for children under 5 years old, which is the most likely age of children occupying the development. A communal garden area 76m² in area is provided at the rear of the development to provide additional playspace. This area is overlooked by the proposed development and houses on Bury Road.

8.8 Impact of proposal on living conditions of surrounding residents

- 8.8.1. London Plan Policy 7.6 'Architecture' and UDP Policy UD3 requires development proposals to have no significant adverse impacts on the amenity of surrounding development.

Daylight/sunlight

- 8.8.2. Following initial submission, the proposed development has been reduced in depth at first and second floor levels to reduce its impact. Due to the orientation of the site and the presence of tall development on Bury Road, it is likely that the only harm from overshadowing would be to secondary flank windows on the upper floor flats at no. 10-12 Lymington Avenue. This would occur in the morning as sunlight comes from the east. However, these small windows are less sensitive to overshadowing and the south facing windows to these properties would ensure that these neighbouring flats continue to receive ample sunlight and daylight.
- 8.8.3. On the other side of the property is the large Salvation Army building which the front part would be overshadowed in the afternoon however later in the day it is already overshadowed by the large Shopping City development. However, during most of the day, the shadow would fall onto the street.
- 8.8.4. Objections have been received on grounds of overshadowing but it is the officer's view that there would be no harmful loss of light to adjoining buildings.

Overlooking

- 8.8.5. Most windows on the development face either towards the street or to the rear with the exception of a number of smaller windows which face towards the Salvation Army Building. These windows would not overlook any private windows or amenity areas. The rear gardens of properties on Bury Road would be visible from the first and second floor windows of the development but these gardens are already overlooked by neighbouring windows on Bury Road.
- 8.8.6. There is a single balcony on the rear which has an angled screen restricting the view to the side and part of the rear. This balcony would not face any facing window to rear and would have views of areas already overlooked by houses on Bury Road. There would be no harmful change to conditions of

overlooking.

8.8.7. There would be no harm to amenity in accordance with the above policies.

8.9 Traffic and Parking

8.9.1. National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the London Plan Policies 6.11 'Smoothing Traffic Flow and Tackling Congestion' and 6.12 'Road Network Capacity', and broadly in Haringey Local Plan Policy SP7 and Saved UDP Policy UD3 'General Principles'.

8.9.2. The Council's Transportation Team has assessed the proposal and do not object. The site is in a highly accessible location in a Town Centre. It has a high Public Transport Accessibility Level (PTAL) of 6a and is located in a Controlled Parking Zone. No off-street parking is proposed and seven cycle parking spaces are provided. It is considered that this development would be suitable for car-free designation, restricting future occupiers from gaining parking permits. A condition will be applied accordingly.

8.9.3. The development would cause no harm to transport networks in compliance with the above policies.

8.10 Waste Management

8.10.1. London Plan Policy 5.17 'Waste Capacity' and Saved UDP Policy UD7 'Waste Storage' require development proposals make adequate provision for waste and recycling storage and collection.

8.10.2. The Council's Waste Management team commented that no refuse storage was provided but it has been clarified that separate refuse storage for the residential and retail elements is provided behind the ground floor shops. The level of refuse storage and the hallways serving the storage area are provided in accordance with Haringey guidance.

8.10.3. The development is in compliance with the above policies.

8.11 Energy & Sustainability

8.11.1. Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions.

8.11.2. The residential elements of the scheme are designed to achieve Code for Sustainable Homes Level 4, this is equivalent to a 25% reduction emissions over a Building Regulations 2010 baseline. A condition will be applied securing this. Solar PVs are proposed on the roof to help meet this target.

8.11.3. The non-residential elements of the scheme will be built to modern standards, replacing the existing low quality temporary accommodation.

8.12 Planning Contributions and Mayoral Community Infrastructure Levy

8.12.1. The development creates four residential units. As such it does not trigger a requirement for affordable housing or a contribution towards school places.

8.12.2. The development will be liable for the Mayors Community Infrastructure Levy (CIL). The development creates 229m² additional floor space. Using the GLA formula, the development will be liable for £8,019.

9.0 SUMMARY AND CONCLUSION

9.1 The application proposes the demolition of existing shops in temporary buildings and its replacement with a 3-storey building containing A1 retail and B1 Business uses on the ground floor and four flats on the first and second floors. The creation of new commercial space and housing in the Town Centre is supported by national, regional and local policy.

9.2 The design of the building is considered to be of satisfactory quality, responding adequately to its context and causing no significant harm to residential amenity. The proposed dwellings are considered to provide satisfactory living accommodation and subject to a car-free designation, would minimise harm to local highways networks.

9.3 The Council consulted widely and responses were taken into account by officers.

9.4 The proposal is considered to be in accordance with National Guidance and London and Local Policy and planning permission should therefore be granted subject to conditions.

10.0 RECOMMENDATION

a) GRANT PERMISSION subject to conditions set out below

TIME LIMITED PERMISSION

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.

DRAWINGS

2. Notwithstanding the information submitted with the application, the development hereby permitted shall be built in accordance with the following approved plans: 1204/2 A, 1204/3 B, 1204/4 B, 1204/5 C, 1204/6 C, 1204/8 C, 1204/9 C, 1204/10 B, 1204/11 B.

Reason: To avoid doubt and in the interests of good planning.

MATERIALS

3. Samples of all 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 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.

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.

LANDSCAPING

4. No development shall take place until full details of both hard and soft landscape works of the communal garden area have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours, means of enclosure, car parking layout, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting etc.), retained historic landscape features and proposals for restoration where relevant, and thereafter retained in perpetuity.

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.

SUSTAINABILITY

5. Prior to the implementation of the consent hereby approved, the applicant shall submit a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined above are to be met within the framework of the energy hierarchy set out under Policy 5.2 of the London Plan 2011 and that the residential elements of the scheme will achieve Code for Sustainable Homes Level 4 and the non-domestic elements BREEAM 'Very Good' standard. Thereafter the recommendations of the energy assessment shall be undertaken in full and required technology installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved.

Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line with G1, UD1, and UD2, of the London Borough of Haringey Unitary Development Plan (UDP) 2006 and London Plan Policy 5.2.

CAR-FREE DESIGNATION

6. Prior to the occupation of the development, the applicant shall enter into a legal agreement with the Council requiring that the residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) Controlling on street parking in the vicinity of the development.

Reason: To encourage the prospective residents of this development to use sustainable travel modes. in accordance with London Plan Policies 6.11 'Smoothing Traffic Flow and Tackling Congestion' and 6.12 'Road Network Capacity', and broadly in Haringey UDP Policy UD3 'General Principles'.

BALCONY SCREEN

7. No unit shall be occupied until the balcony screens shown on the approved drawings have been installed. The screens shall thereafter be retained and not removed without the prior written consent of the Local Planning Authority.

Reason: To prevent overlooking to adjoining neighbours in accordance with Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan.

REASONS FOR APPROVAL

- a) It is considered that the principle of this development is supported by national, regional and local planning policies which seek to promote the development of new housing.
- b) The development is considered to be of satisfactory design quality, responds adequately to its context and would cause no significant harm to residential or to the highway network.
- i) The Planning Application has been assessed against and is considered to be in general accordance with
- National Planning Policy Framework;
 - London Plan Policies 2.15 'Town centres', 4.7 'Retail and town centre development', 5.3 'Sustainable design and construction', 6.1 'Integrating transport & development', 6.3 'Assessing effects of development on transport capacity', 6.4 'Enhancing London's transport connectivity', 6.11 'Smoothing traffic flow and tackling congestion', 6.12 'Road Network Capacity', 6.13 'Parking', 7.2 'Creating an inclusive environment', 7.3 'Designing out Crime', 7.4 'Local character', 7.5 'Public realm', 7.6 'Architecture', 8.3 'Community Infrastructure Levy'; and
 - Haringey Local Plan Policies SP1 'Managing Growth', SP4 'Working towards a Low Carbon Haringey', SP7 'Transport', SP10 'Town Centres' and SP11 'Design'; and
 - Haringey Unitary Development Plan (UDP) 2006 Saved remnant policies UD3 'General Principles', UD7 'Waste Storage', M9 'Car free residential developments'

11.0 APPENDICES

Appendix 1

CONSULTATION RESPONSES

No.	Stakeholder	Question/Comment	Response
	INTERNAL		
	LBH Transportation	Likely that the majority of the prospective residents of this development would use sustainable transport for journeys to and from the site Site appropriate for car-free designation Provision of eight cycles is acceptable £1000 S106 contribution sought for car-free designation	Noted. Noted. 7 cycle spaces provided but number of flats has been revised down Condition applied seeking legal agreement
	LBH Waste Management	S106/s278 contribution sought for footway improvements at the front of the site The plans for the proposed development state that the waste storage area is to the rear of the proposed shops, but the waste storage area is not shown or indicated on the submitted application, further details for waste storage arrangements are required.	Noted but not considered necessary to make the scheme acceptable Noted. Plans have been revised to include refuse store.
	LBH Building Control	This work will be subject to the requirements of the Building Regulations 2010 and will require an application to be submitted to this office.	Noted.
	EXTERNAL		
	Burghey Road Area Residents Association	Misplaced development Rooms are hardly habitable	Development is in keeping with town centre character Rooms size meet Mayor's standards

No.	Stakeholder	Question/Comment	Response
	(BRARA)	<p>Loss of light to residents and Salvation Army</p> <p>Additional homes are needed but this is overdevelopment</p> <p>Combined with the recent permission for more development on the opposite side, this is overdevelopment</p> <p>Impact on traffic</p>	<p>No harmful loss of light to residents or Salvation Army. Bulk of overshadowing falls on street</p> <p>Density is within acceptable range and suitable for Town Centre.</p> <p>See above.</p> <p>Site is in highly accessible location. No harm to traffic networks.</p>
	Noel Park CAAC	<p>Not in keeping with adjacent development or Conservation Area</p> <p>Red brick not suitable</p> <p>Loss of light to Salvation Army building</p> <p>Increased density</p>	<p>Site is not in Conservation Area. Large Salvation Army building is a buffer to the Conservation Area. Proposed building is a suitable transition</p> <p>Red brick matches adjacent development</p> <p>No overshadowing to sensitive windows or private areas</p> <p>Density is within acceptable range</p> <p>Rear ground floor flat has been deleted</p>

No.	Stakeholder	Question/Comment	Response
		<p>Rear ground floor flat will be subject to noise and disturbance from servicing</p> <p>Increased crime</p> <p>The depth of the building needs to be reduced</p>	<p>Developer will be advised to follow Secure by Design principles in accordance with Police advice</p> <p>Depth has been reduced on first and second floor levels to reduce impact on Bury Road</p>
	RESIDENTS	4 objections received	
		<p>Loss of light and view to side window to no. 12 Lymington Avenue</p> <p>Will not fit in with Victorian character of Noel Park Estate</p> <p>Loss of light to 3 Bury Road</p> <p>No parking</p>	<p>Building depth at upper floors has been reduced by 3.9m. Loss of sunlight occurs only in early morning. Side window is a secondary window which will receive sufficient daylight</p> <p>The building fits in with adjacent development. The Noel Park CA is considered to be a separate area</p> <p>Bury Road houses are to the south of development and would not suffer more overshadowing</p> <p>Site is suitable for car-free designation</p>

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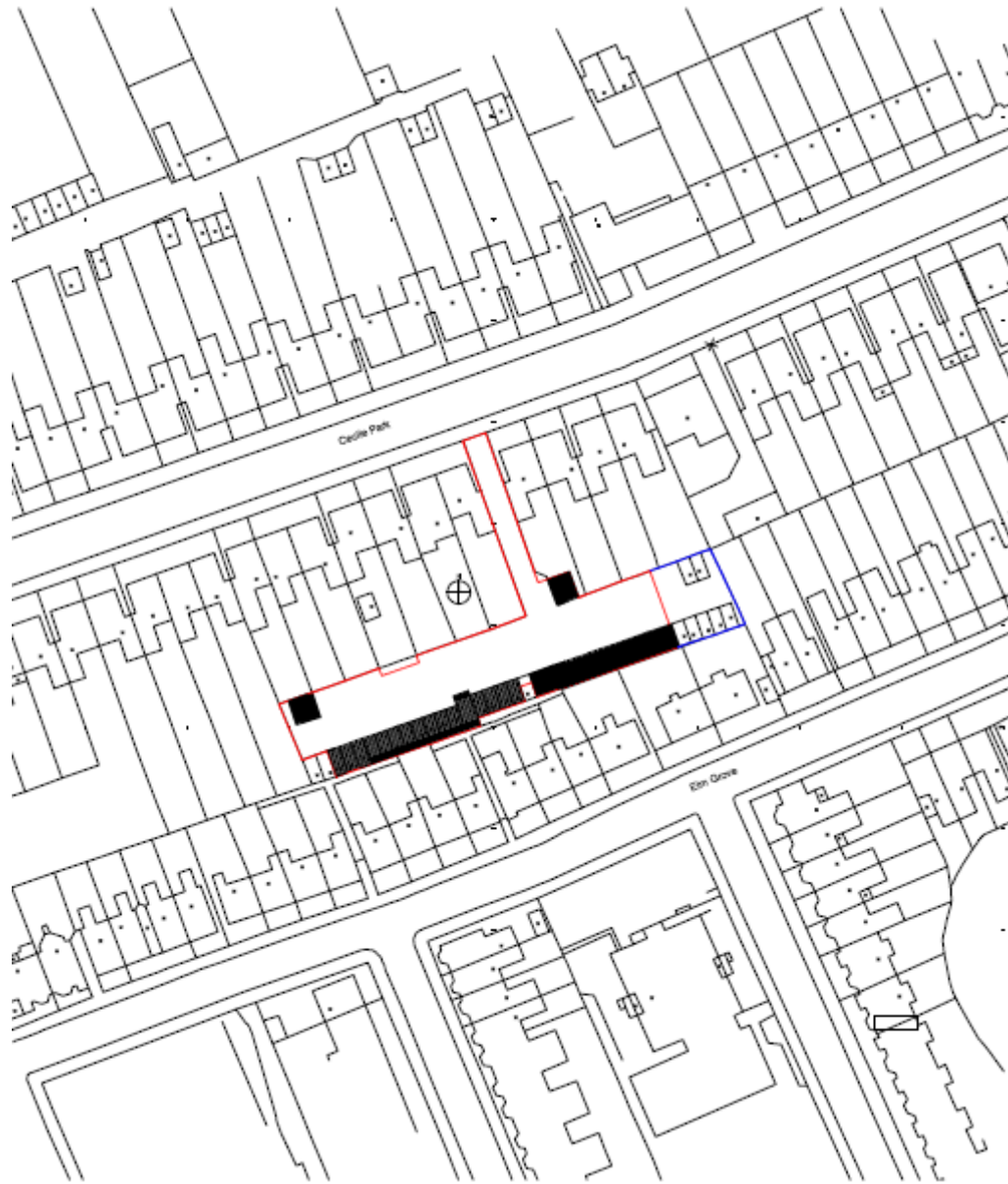
Planning Committee 8TH April 2013

Item No.

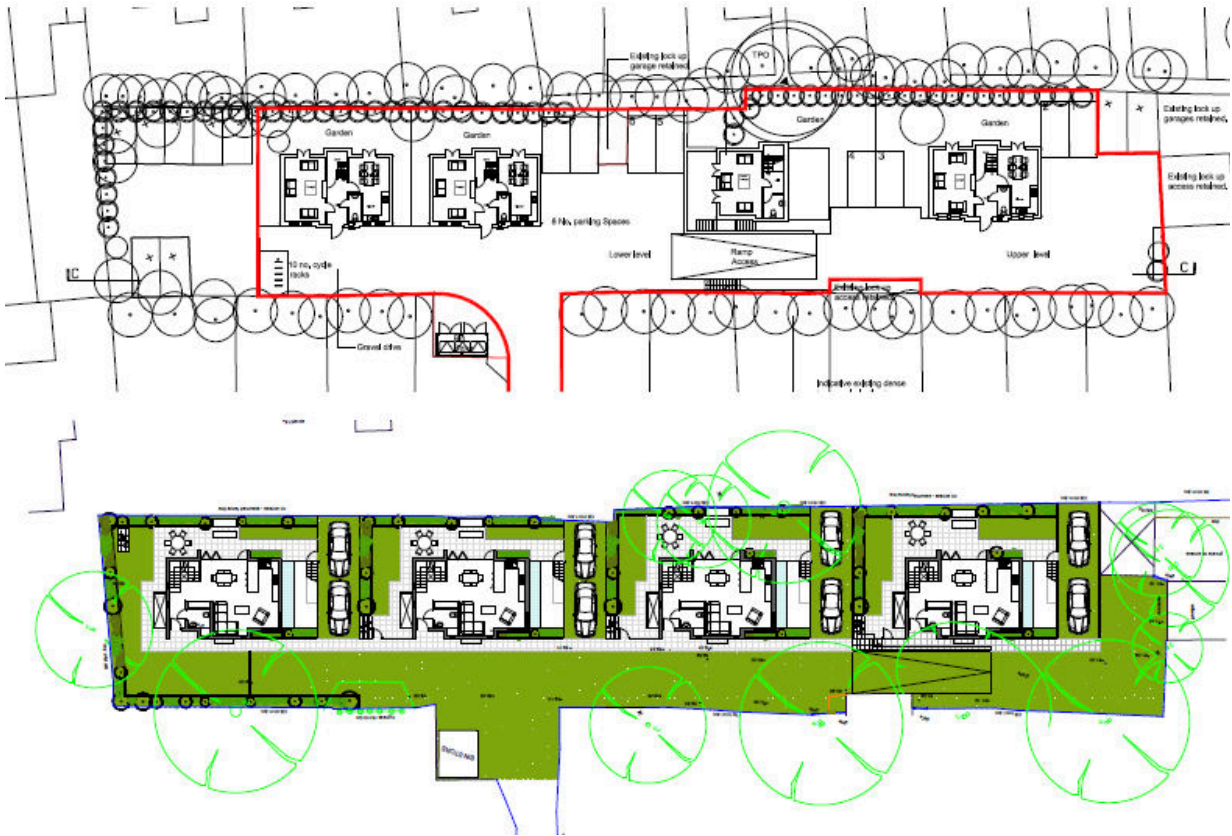
REPORT FOR CONSIDERATION AT PLANNING SUB COMMITTEE

Reference No: HGY/2012/1705	Ward: Crouch End	
Address: Land rear of 27-47 Cecile Park Cecile Park N8		
Proposal: Demolition of 33 existing lock-up garages and erection of 4 x 2 storey four bedroom houses with basement floors and associated landscaping and car parking (AMENDED DESCRIPTION)		
Existing Use: Garages	Proposed Use: Residential	
Applicant: Mr Guy Dudding		
Ownership: Private		
PLANS		
289/002		
Case Officer Contact: Matthew Gunning		
SUMMARY OF REPORT:		
<p>This application is for the demolition of the 33 existing lock-up garages on site and for the erection of 4 x 2 storey houses with basements floors, with associated landscaping and 8 parking spaces. The dwellings will be of modern design and will each have four bedrooms. This application follows on from a previously approved scheme in 2010 (which was renewed in 2013). This current modern designed scheme has due regards to the parameters of this previously approved scheme, namely building widths and heights and general site layout. The application site has been subject to a long planning history, including numerous planning appeals, during which time the number of units has been reduced from eight to four. The proposed scheme in terms of its layout and design is considered to be acceptable and compatible with the surrounding residential use and character of the area. While the proposal is of modern design it is considered acceptable bearing in mind the location of the site and the fact it will not compete with the surrounding buildings, which inform the character of the area. The proposal will not adversely affect the residential and visual amenities of adjoining occupiers.</p>		

1.0 SITE PLAN

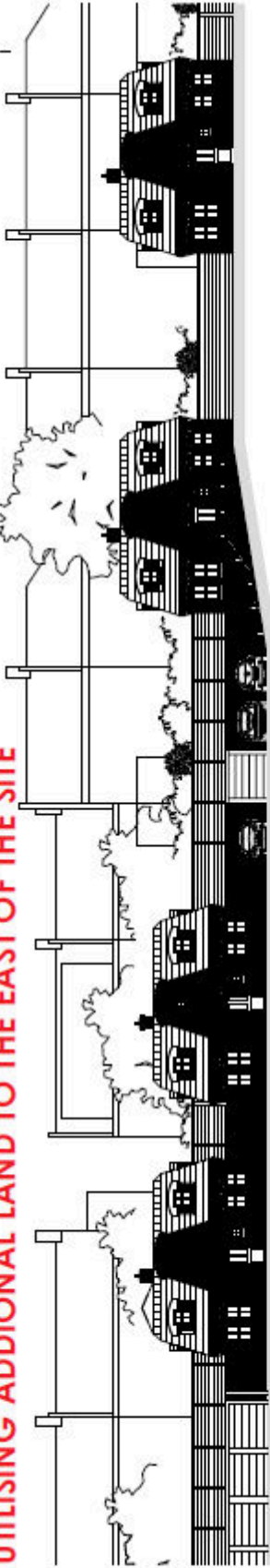


2.0 DRAWINGS & IMAGES



Previously Approved Site Layout and Proposed Site Layout

**REVISED SITE LAYOUT FOLLOWING DISCUSSIONS WITH HARINGEY PLANNING DEPARTMENT -
UTILISING ADDITIONAL LAND TO THE EAST OF THE SITE**



Site Section C-C
1:100



Previously Approved and Proposed Front Elevation



Access road to the site; in between No's 37 and 39.



View within the site – looking eastwards



View within the site – looking westwards.

3.0 SITE AND SURROUNDINGS

3.1 The application site is located on land to the rear of no's 27-47 Cecile Park and consists of approximately 33 lock-up garages. The site is accessed via a gravelled access road which runs in between No's 37 and 39. The garages are situated along the southern boundary of the site.

3.2 Along the southern boundary the site adjoins the rear gardens of properties on Tregaron Avenue. The rear garden boundary with the properties on Cecil Park consists largely of closed boarded fencing with self seeded vegetation. The site is within The Crouch End Conservation Area with the southern edge of the site forming the outer boundary of the conservation area.

4.0 PROPOSAL

4.1 This application is for the demolition of the 33 existing lock-up garages on site and for the erection of 4 x 2 storey houses with basements floors with associated landscaping and 8 parking spaces. The dwellings will be of modern design and will each have four bedrooms. The scheme has been amended from that initially submitted and includes the following changes:

- The spacing of the houses on the site has changed with the development now being spaced out further by using additional land to the east;
- The width of the proposed houses have been amended to ensure they do not exceed the width of a previously approved scheme;
- The first floor balconies have been removed;
- The height of the two houses on the western part of the site has been lowered.

4.2 This proposal follows on from a scheme for four houses granted planning permission in January 2010 with the period for implementation being extended in January 2013.

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/2001/1696 - Application to erect 6 dwellings and ten garages - Refused 06/04/04 - subsequent appeal dismissed – 21st January 2005

HGY/2001/1697- Conservation Area Consent for the demolition of garages – Refused 27/07/04 - subsequent appeal dismissed

HGY/2005/1985 - Demolition of existing 35 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 No parking spaces. Withdrawn 14/12/05

HGY/2005/1987 - Conservation Area Consent for the demolition of 35 garages. Withdrawn 14/12/05

HGY/2006/0580 - Demolition of existing 39 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 no. parking spaces Refused 16/10/2006 - Subsequent appeal dismissed 24th January 2008

HGY/2008/1020 - Demolition of existing 39 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 no. parking spaces Refused 17/12/2008 - Subsequent appeal dismissed 30th July 2009

HGY/2009/1768 - Demolition of 32 existing lock-up garages and erection of 4 x 2 / 3 storey three bedroom houses with associated landscaping and 8 parking spaces. – Approved 15/01/2010

HGY/2012/1801 - Application to replace an extant planning permission reference HGY/2009/1768 in order to extend the time limit for implementation, for demolition of 32 existing lock-up garages and erection of 4 x 2 / 3 storey three bedroom houses with associated landscaping and 8 parking spaces – Approved 15/01/2013

5.2 Planning Enforcement History

None

6.0 **RELEVANT PLANNING POLICY**

6.1 National Planning Policy

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals

6.2 London Plan 2011

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.7 Renewable energy
Policy 7.8 Heritage assets and archaeology
Policy 7.4 Local Character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology

6.3 Haringey's Local Plan; Strategic Policies 2013

SP1 Managing Growth
SP2 Housing

SP11 Design
 SP12 Conservation

6.4 Unitary Development Plan 2006 (Saved Policies)

UD3 General Principles
 HSG2 Change of Use to Residential
 M10 Parking for Development
 OS17 Tree Protection, Tree Masses and Spines

6.5 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
 SPG2 Conservation and Archaeology
 'Housing' SPD October 2008
 SPG8b Materials
 SPG9a Sustainability Statement

6.6 Other

Haringey 'Supplementary Planning Document on Sustainable Design and Construction'
 Mayor of London 'London Housing Design Guide' 2010
 Haringey Basement Development Guidance Note (July 2012)
 Crouch End Conservation Area Character Appraisal

7.0 **CONSULTATION**

Internal	External
Transportation Cleansing Building Control Ward Councillors Hornsey CAAC Conservation Team Council Aborigulturalis	<u>Amenity Groups</u> Hornsey CAAC <u>Local Resident</u> 63a, 1 – 63 (o) Cecile Park, N8 30 – 52 (e) Cecile Park, N8 17a, 29a, 29b Cecile Park, N8 2 – 46 (e) Tregaron Ave, N8 7 – 29 (o) Elm Grove, N8

8.0 **RESPONSES**

Building Control

8.1 Further details are required to demonstrate compliance with the requirements of B5 of the Building Regulations (Access and facilities for the Fire Service), and will require an application to be submitted to this office.

Transportation

8.2 The application site falls within an area that has a medium PTAL level of 3. The site is served by the W7 route offering links to Finsbury Park underground and rail stations, with a frequency of 26 buses per hour. The site is also within walking distance of a number of bus services available at Crouch End Broadway. It is therefore, likely that the majority of prospective occupants will utilise public transport to travel to and from the site.

8.3 Although the site falls within the Crouch End restricted conversion area, the applicant has provided 8 car parking spaces in line with parking standards set out within the Haringey Council adopted UDP. However, there is a concern with the narrow width of the vehicular access, which at just over 4 metres wide would not allow refuse or similar servicing vehicles to pass private cars and cannot accommodate a dedicated route for pedestrians and cyclists entering and exiting the site. We would therefore require that the applicant submit a scheme for the shared use of the vehicular access by pedestrians/cyclists. We would also require some control within the site, in the form of signage warning exiting drivers to give priority to inbound traffic. In addition Waste Management should be consulted about the proposed refuse storage/collection arrangements as the refuse area is located more than the normal carrying distance from the nearest highway.

8.4 Providing that applicant address the above issues, the application is unlikely to have any significant impact upon the surrounding highway network, therefore the highway and transportation authority does not wish to raise any objections subject to the imposition of the following conditions:

1. The applicant erects a priority signage indicating that 'priority is given to vehicles in the opposite direction', in the form of roundel Ref. No 615, as contained in the 'Traffic Signs and General Directions 2002', at the start of the vehicular access, northbound towards Cecile Park. This would ensure that vehicles entering the site from Cecile Park would have priority over the opposing traffic at all times.

Reason: To minimise disruption to traffic on Cecile Park and curtail vehicular conflict along

London Fire & Emergency Planning Authority

8.5 Have no objection.

Local Residents

8.6 Letters of objection have been received from the residents of the following properties: 19, 25, 27c, 29b, 31, 32, 35, 44, 47, 52a Cecile Park, Flat 1 & 4, 7, 11 9, Elm Grove, 33 Ritches Road, South Tottenham, 28 30, 38, 44, 46 Tregaron Avenue who object to the application on the following grounds, as summarised:

Principle

- The narrowness of the site makes it impossible to create enough garden space for the new houses;
- Overcrowding in the area;
- This facility provides much-needed parking for cars;
- Overdevelopment of the site;
- The proposal will not be environmentally sensitive given the carbon involved in construction;

Design, Appearance & Quality

- Design and appearance of the proposed development is in no way in keeping with existing properties in the conservation area in Cecile Park;
- Much greater visual impact than the previous design;
- Black timbered, slab styling is not keeping with the character of the Conservation Area;
- Flat roofed design is totally out of context of the adjoining properties and those within the Conservation Area;
- Affect on the character and appearance of housing in the Cecile Park and conservation area;
- Size/ volume of houses are increased;
- All habitable rooms will not have adequate natural light;
- Inappropriate materials;

Impact on Amenity

- The houses shown on the site plan are no more than 12 metres from the habitable rooms in Tregaron Avenue;
- Proposal will block sunlight directly to gardens/ houses of Cecil Park;
- Proposal is intrusive because of its proximity to existing premises;
- New infill houses are within less than 5 metres of existing properties;
- The introduction of a first floor balcony will lead to clear overlooking;
- Creation of these buildings will lead to a great intrusion for neighbouring properties;
- Increase in noise pollution;
- Concern about future use of flat roofs;
- Increased window sizes will compromise privacy of adjoining residnets;

Other

- Screen tree-line shown on the plans does not exist;
- No tree survey is included in the proposal;
- There are a number of mature, protected trees which may be affected by building works in this area;
- Further pressures on existing primary school places;
- The drawings are inaccurate and misrepresent what the impact would be to the surrounding properties;
- Access for Fire Services vehicles is wholly inadequate;
- Loss of habitat for wildlife;
- No building method statement submitted;
- Retaining wall will require party wall agreement;
- Structural damage as a consequence of the creation of the basements;

- Excavation would create a deep drop from the gardens of houses in Elm Grove and Tregaron Avenue.

8.7 A resident of No 37a Palmerston Road supports the proposal as it will prove much needed extra housing to the area and will make the alley and proposed planning area safer than it currently is with the garages.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Background

9.1 As outlined above this application follows on from a scheme for four houses granted planning permission in January 2010. The period time for implementing this permission was extended in January 2013 by the approval of an 'extant application'.

9.2 The application site has been subject to various planning applications and appeal decisions, which are of material importance and are important in terms of identifying/ assessing the relevant material considerations. These material considerations are considered to be:

- Planning appeals;
- Loss of garages;
- Design, form & layout;
- Impact on the character and appearance of the conservation Area;
- Impact on residential amenity;
- Impact on trees;
- Sustainability.

Planning Appeals

9.3 As outlined above there have been numerous appeals on this site over the years. These include an appeal in 2001 (APP/Y5240/A/01/1058981) on a scheme for 7 houses, which was found to be unacceptable due to impact/ loss of trees. In 2005 a scheme for 6 houses (APP/Y5240/A/04/1149813) was dismissed on the grounds that while changes to the design and layout overcame the harm caused to the conservation area the scheme would give rise to unacceptable overlooking and would have an overbearing impact on the occupiers of some of the adjoining properties in Elm Grove and Tregaron Avenue.

9.4 In an another Appeal in 2007 (APP/Y5240/A/07/2037862) involving a scheme for 5 houses, the Inspector found that the scheme would provide a satisfactory living conditions for the existing and future occupiers, but felt that the changes to the elevation would result in a style and pattern of development that would detract unacceptably from the character and appearance of conservation area.

9.5 In he last appeal for this site in July 2009 (APP/Y5240/A/2093786) relating to a scheme for 5 houses, an Inspector found the scheme to be acceptable, with

the exception of Unit 5, which was considered to harm the health of the tree close to it.

Loss of Garages

- 9.6 The issue of the loss of the garages has been considered in the previous appeals, both in terms of impact on local parking conditions as well as the affect on the conservation area. In terms of the effect on local parking conditions an Inspector concluded:

“...the loss of the existing garages would cause no significant harm, nor would it conflict with any of the development plan policies identified at the Inquiry.” (para.33/ 2009 appeal decision)”.

- 9.7 In considering its impact on the conservation area, the Inspector considered that the existing garages made no positive contribution to the area but rather detracted from it “due to the ugliness of their design; their lack of visual relation to the houses that give the area its special character” (para.37). Based on the Inspector’s decisions and the 2010 consent, the demolition of the existing garages on site are considered to be acceptable.

Design, Form & Layout

- 9.8 The NPPF has a general presumption in favour of sustainable development, whilst encouraging the delivery of homes of a high quality design and a good standard of amenity for all. On the specific issues of design the NPPF 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.”(para 60)

- 9.9 London Plan policies 7.4 and 7.6 requires planning decisions to have regard to local character and for development to comprise details and materials that complement, but not necessarily replicate the local architectural character. Policy SP11 of the Local Plan requires development to create places and buildings that are of high quality, attractive and sustainable.

- 9.10 This current modern designed scheme of four houses has due regards to the parameters of the previously approved scheme, namely building widths and heights and general site layout. The houses will have a maximum height of 5.8 metres above ground level reflecting the previously approved scheme. Like the previously approved scheme the dwellings will be situated between 3.8 and 6 metres from the northern boundary of the application site and between 3.2 and 5.2 metres off the southern boundary of the site.

- 9.11 As outlined above the scheme has been amended from that initially submitted with the houses now being the same width as those previously approved but spaced out further by including additional land to the east. The heights of the two houses on the western part of the site have also been lowered; to be achieved by lowering the level of this part of the site.
- 9.12 The design of current four houses is one of modern contemporary design to enable an open plan layout on two floors and a generally more spacious and contemporary environment. The façade treatments to the buildings will include a simple palette of materials, which may incorporate, brick, stained timber, or render. In this case a condition will be imposed seeking detail/ samples of the specific materials proposed. The proposed buildings will have flat roofs in part providing green/ sedum roofs. A condition will be imposed requiring details of the construction, planting and maintenance and its retention.
- 9.13 The scheme will have a basement floor beneath all four houses with associated lightwells. The inclusion of basement floors and lightwells, which are increasingly common in modern houses in London, will not be openly visible from outside the site. Similar to the 2010 scheme this proposed scheme includes large amount of landscaping, in particular along the boundaries.
- 9.14 The four houses will have a floorspace of approximately 160 sqm. The dwellings meet the floor space requirements of the London 'Housing Design Guide' 2010. The dwelling will also meet the 50 square metre garden amenity space requirement (an average of 82m² of garden space per dwelling with the smallest garden space being 72m²).
- 9.15 Access to the site for emergency vehicle and service vehicles is considered acceptable. The scheme meets the minimum 3.7 width for fire appliance access and has a sufficient turning head at the end of the site access for emergency and service vehicles to manoeuvre.

Impact on the Character & Appearance of the Conservation Area

- 9.16 The effect of the proposal on the character and appearance of the conservation area has been considered in the previous planning applications and appeals. In addition the Crouch End Conservation Area Appraisal adopted in September 2010 noted the under-used nature of the lock-up garages and how they detract from the character and appearance of the conservation area.
- 9.17 The appraisal (para. 7.54) outlines that the site received planning permission in January 2010 for "replacement of the garages with discrete, well-planned contemporary residential buildings within the generally open setting of this part of the conservation area" which would not compete with the prevailing Victorian and Edwardian buildings nor have a harmful effect on the character or appearance of the Crouch End Conservation Area.

- 9.18 It is acknowledged that in the 2008 appeal decision the Inspector had specific concerns about the design of the proposed scheme and said that “proposal fails to reflect the special characteristics of the conservation area which derives to a large extent from carefully crated finely designed houses of harmonious proportions appropriate for their setting”. The Inspector also had specific concerns about the design of the proposal which she described as being of a “very ordinary, plain appearancedominated by large expanse of roof”.
- 9.19 While taking these comments on design into account Officers need to be mindful of guidance on design outlined in NPPF (referred to above). Officers would argue that successful design in conservation areas does not come necessarily from copying the style of 19th century houses, but rather development being sympathetic to its townscape, in terms of building height, set back, plot width, rhythm. The site in question is a backland site and as such will not compete with the Victorian and Edwardian buildings which front onto streets and represent the historic pattern of the development and character of this part of the Conservation Area.
- 9.20 The new dwelling by reason of their location will not affect views within or of the conservation area. Given the existing nature of the site the proposed development, namely the building forms and materials and associated landscaping, will serve to enhance the character and appearance of this part of the conservation area.

Impact on Residential Amenity

- 9.21 The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Local plan policy also expects new development to maintain the level of privacy enjoyed by adjoining properties and not to create problems of overlooking.
- 9.22 All habitable rooms to the north elevation facing Cecile Park Road are over 20 metres apart. As pointed out above the first floor balconies have been removed. There are no first floor habitable windows on the rear elevation at first floor level, other than one small obscured glass window per dwelling to serve a bathroom.
- 9.23 Concerns have been raised by residents of Cecil Park properties. about overlooking from the first floor windows. While it is recognised that these windows are larger than the previously approved scheme, there is a separation distances of over 20m between these facing window, which meets the necessary standard. In addition there are mature trees in gardens of these properties which will provide some screening.. There will be no loss of light to the properties on Cecil Park given the distances in question.
- 9.24 In the 2009 appeal decision the Inspector concurred with the view of the 2008 appeal decision that the dwellings proposed on plots 1 – 4 would not be

unduly intrusive. The Inspector however was concerned in respect of the impact of the house at plot 5, which he viewed as having a significant adverse effect. This fifth house was subsequently omitted.

- 9.25 Bearing in mind previous planning appeals for this site and the 2010 consent the proposed scheme has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Impact on Trees

- 9.26 As referred to above the various schemes for this site have raised concerns in respect of their impact on trees. In specific the scheme with a house on plot No 5 raised specific issues in terms of its impact on trees. In the July 2009 Appeal the Inspector found that the future health of the trees in the close proximity to plot 5 would be likely to be put at risk.
- 9.27 The house on plot 5 was removed from the scheme and therefore the concerns of the Inspector in terms of the potential effect of this house was overcome.
- 9.28 The Council Arboriculturist commented on the 2010 application and concluded that through the use of appropriate conditions the new development could be constructed without any detrimental effects on the existing trees in adjacent gardens. A number of conditions in respect of the protection of trees will be placed on the consent.

Sustainability & Energy Efficiency

- 9.29 Within the NPPF, the London and Local Plan there are strong policy requirements requiring sustainability and energy efficiency to be incorporated into the design of residential units. In the case of the proposed scheme will:
- represent a beneficial use of previously developed land;
 - incorporate photovoltaic panels, ground source heat pumps, suds drainage;
 - be substantially more energy efficient though the use of high levels of insulation, top spec glazing and thermal insulation;
 - have a green roof which will reduce heat gain and losses; refuse surface water run off and reduce building maintenance, in addition to providing an ecological habitat;
- 9.30 Overall the proposed scheme is considered to be of sustainable and energy efficient design.

Planning Obligations

- 9.31 The proposal will also be liable for the Mayor of London's CIL as the proposal is for three additional units. 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. An informative will be attached advising the applicant of this charge.

10.0 SUMMARY & CONCLUSION

- 10.1 The application is for the demolition of the 33 existing lock-up garages and for the erection of 4 x 2 storey houses with basements floors, with associated landscaping and 8 parking spaces. The dwellings will be of modern design and will each have four bedrooms.
- 10.2 This application follows on from a previously approved scheme in 2010 (which was renewed in 2013). This current modern designed scheme has due regards to the parameters of this previously approved scheme, namely building widths and heights and general site layout. The application site has been subject to a long planning history, including numerous planning appeals, during which time the number of units has been reduced from eight to four.
- 10.3 The proposed scheme in terms of its layout and design is considered to be acceptable and compatible with the surrounding residential use and character of the area. While the proposal is of modern design it is considered acceptable bearing in mind the location of the site in question and the fact it will not compete with the surrounding buildings which inform the character of the area. The proposal will not adversely affect the residential and visual amenities of adjoining occupiers.
- 10.5 The proposal is in accordance with policies 3.3-3.5, 7.4 and 7.6 of the London Plan 2011, SP0, SP1, SP2, SP11 and SP12 of the Local Plan 2013 and saved policies UD3, UD7, HSG2, M10 and OS17. This application is therefore recommended for APPROVAL.

11.0 RECOMMENDATIONS

GRANT PERMISSION TO REPLACE EXTANT PERMISISON

Subject to the following conditions:

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development 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 ensure the development is carried out in accordance with the approved details and in the interests of amenity

MATERIALS & BOUNDARY TREATMENT

3. Samples of all 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 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.

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.

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

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 in the interests of the visual amenity of the area.

5. Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance

Reason: To ensure that the green roof is suitably designed and maintained.

TREE PROTECTION

6. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

7. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

8. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturist. Such works to be completed to the satisfaction of the Arboriculturist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

CONSTRUCTION

9. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

10. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

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

11. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments, methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:

- i. The phasing, programming and timing of the works; taking into account additional development in the neighbourhood;
- ii. Site management and access, including the storage of plant and materials used in constructing the development;
- iii. Details of the excavation and construction of the basement;
- v. Measures to ensure the stability of adjoining properties/ gardens.
- vi. Vehicle and machinery specifications.

.Reason: In the interests of residential amenity and highway safety

12. Before development commences other than for investigative work:

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.

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.

13. 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 LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company 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.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

OTHER

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

15. No dwelling shall be occupied until it has been demonstrated in writing to the Local Planning Authority that the development hereby permitted will meet or exceed Code for Sustainable Homes Level 4. Reason: To ensure a sustainable construction consistent with Policy 5.2 of the London Plan 2011.

16. Prior to the occupation of the dwellings hereby permitted a priority signage shall be erected indicating that 'priority is given to vehicles in the opposite direction', in the form of roundel Ref. No 615, as contained in the 'Traffic Signs and General Directions 2002', at the start of the vehicular access, northbound towards Cecile Park. This would ensure that vehicles entering the site from Cecile Park would have priority over the opposing traffic at all times.

Reason: To minimise disruption to traffic on Cecile Park and curtail vehicular conflict along

REASONS FOR APPROVAL

The position, position, scale, mass, detail and alignment of the proposed dwellings are considered acceptable in relationship with neighbouring

properties and the adjoining conservation area. The scheme will not lead to significant degrees of overlooking or loss of privacy to neighbouring occupiers. The proposal is in accordance with policies 3.3-3.5, 7.4 and 7.6 of the London Plan 2011, SP0, SP1, SP2, SP11 and SP12 of the Local Plan 2013 and saved policies UD3, UD7, HSG2, M10 and OS17.

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

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

APPENDIX 1: COMMENTS ON OBJECTIONS

No.	Stakeholder	Comments	Response
1	Building Control	Further details are required to demonstrate compliance with the requirements of B5 of the Building Regulations (Access and facilities for the Fire Service), and will require an application to be submitted to this office. Please see link below:	- LFEPA consulted and raise no objection.
2	LFEPA	Have no objection.	- Noted
3.	Local Residents	<ul style="list-style-type: none"> - The narrowness of the site makes it impossible to create enough garden space for the new houses. - Overcrowding in the area. - Overdevelopment of the site. - This facility provides much-needed parking for cars. - The proposal will not be environmentally sensitive given the carbon involved in construction. - Design and appearance of the 	<ul style="list-style-type: none"> - The building footprint and forms sit comfortably within the constraints of the site and represent a reduction in hardsurfacing compared to the existing garages. - In comparison to the existing structures on site the built areas will be reduced. The density of the scheme is considered acceptable. - The loss of the garages spaces has been considered in previous appeals. - The environmental performance/ sustainability of a development needs to be looked at on a longer basis, not just the construction stage. - As discussed above, given the nature of the site the building

No.	Stakeholder	Comments	Response
		<p>proposed development is in no way in keeping with existing properties in the conservation area in Cecile Park.</p> <ul style="list-style-type: none"> - Affect on the character and appearance of housing in the Cecile Park and conservation area. - Much greater visual impact than the previous design. - Black timbered, slab styling is not keeping with the character of the Conservation Area. - Inappropriate materials. - Flat roofed design and is totally out of context of the adjoining properties and those within the Conservation Area. - Size/ volume of houses are increased. - All habitable rooms will not have adequate natural light. 	<p>forms and design can work without affecting the character of the conservation area;</p> <ul style="list-style-type: none"> - New design building of high quality can sit alongside historic buildings rather than just directly imitating earlier styles. What is important is that the do not compete or detract from the existing character of the area. In this case the unsightly appearance to this site will be improved therefore enhancing the appearance of the conservation area -Size and form of buildings have been further reduced. - LPA will require details of materials to be submitted. More brick may need to be incorporated. - The structures on site are already flat roofed. Flat roofed buildings can work in the context of this site. The flat roofs will have sedum roofs to soften their appearance. - The width of the buildings have now been reduced and in addition the height of two of the buildings have been marginally reduced. - Lightwells will be created to give light to the basement floor accommodation.

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> - The houses shown on the site plan are no more than 12 metres from the habitable rooms in Tregaron Avenue. - Proposal will block sunlight directly to gardens/ houses of Cecil Park. - Proposal is intrusive because of its proximity to existing premises. - New infill houses are within less than 5 metres of existing properties. - The introduction of a first floor balcony will lead to clear overlooking. - Creation of these buildings will lead to a great intrusion for neighbouring properties. - Increase in noise pollution. 	<ul style="list-style-type: none"> - The principle of positioning 4 building on this site has been established. These will sit at a lower ground level in comparison to the building on Tregaron Avenue/ Elm Grove and will have no first floor facing windows (other than 4 bathrooms windows). While the buildings sit close to boundary of the site, they are positioned and designed not to adversely affect the amenities of adjoining residents. - Bearing in mind the height of the proposed buildings and separation distances (21m) there will be no loss of light to the properties on Cecil Park. - As discussed above. - As discussed above. - The balconies have now been removed - It has already been found by previous Inspectors that the living conditions of adjoining residents will not be adversely affected. - Any increase in noise in association with these four houses in an urban environment/ existing background noise levels will not be significant.

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> - Concern about future use of flat roofs; Increased window sizes will compromise privacy of adjoining resident. - Screen tree-line shown on the plans does not exist. - No tree survey is included in the proposal. - There are a number of mature, protected trees which may be affected by building works in this area. - Further pressures on existing primary school places. - The drawings are inaccurate and misrepresent what the impact would be to the surrounding properties; - Access for Fire Services vehicles is wholly inadequate. - Loss of habitat for wildlife. - No building method statement 	<ul style="list-style-type: none"> - The flat roofs will have PV panels and a sedum roof and are not intended for use as external amenity space. A condition can be imposed preventing such use. - The extent of vegetation has been noted. Additional landscaping and planting along sensitive site boundaries is proposed and will be secured by way of a planning condition. - The position relating to the long term health of trees remained unaltered from the previous proposal which was considered to be acceptable. The mature trees along the site boundaries will be retained. - Noted, however there is equally a significant need for housing. School place provision typically increases with additional housing provision. - It is accepted that current OS maps may now show all of the rear extensions to properties on Tregaron Avenue, however the footprints of the original buildings are shown correctly. - This matter has been addressed and LFEPA raise no objection. - The built area on site will be reduced and more landscaping provided, in addition to green roof, which will support bio-diversity.

No.	Stakeholder	Comments	Response
		<p>submitted;</p> <ul style="list-style-type: none"> - Retaining wall will require party wall agreement. - Structural damage as a consequence of the creation of the basements. - Excavation would create a deep drop from the gardens of houses in Elm Grove and Tregaron Avenue; 	<ul style="list-style-type: none"> - There is no requirement to submit such a statement at this stage. A construction management plan will need to be submitted prior to the commencement of works on site. - Party Wall Agreements, Building Control regulations and supervision in addition to appropriate construction methods can provide the necessary safeguard.

Planning Sub Committee 8th April 2013

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB COMMITTEE

Reference No: HGY/2012/1707	Ward: Crouch End
Address: Land rear of 27-47 Cecile Park N8	
Proposal: Conservation Area Consent for application to replace an extant planning permission reference HGY/2009/1768 in order to extend the time limit for implementation, for demolition of 32 existing lock-up garages and erection of 4 x 2 / 3 storey three bedroom houses with associated landscaping and 8 parking spaces	
Existing Use: Garages	Proposed Use: Residential
Applicant: MrGuy Dudding Verisma Managment Ltd	
Ownership: Private	
Date received: 28 th February 2012	
Drawing number of plans: 289/002	
Case Officer Contact: Matthew Gunning	
RECOMMENDATION: GRANT CONSERVATION AREA CONSENT	

1.0 SITE AND SURROUNDINGS

1.1 As per HGY/2012/1705

2.0 PLANNING HISTORY

2.1 As per HGY/2012/1705

3.0 RELEVANT PLANNING POLICY

3.1 National Planning Policy Framework - The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

3.2 London Plan 2011

Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration

3.3 Haringey's Local Plan; Strategic Policies 2013

SP11 Design
SP12 Conservation

3.4 Supplementary Planning Guidance

SPG2 Conservation and Archaeology

4.0 CONSULTATION

As per HGY/2012/1705

5.0 RESPONSES

As per HGY/2012/1705

6.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

6.1 A previous Planning Inspector considered the existing garages make no positive contribution to the character and appearance of the conservation area. The Inspector went onto say that indeed, in his view they detract from it due to the ugliness of their design; their lack of visual relation to the houses that give the area its special character.

6.2 Based on the Inspector's decision then and the subsequent 2010 approval, the demolition of the existing garages are considered to be acceptable and in line with the London Plan policy 7.8 and Local Plan policy SP12 'Conservation'.

7.0 RECOMMENDATIONS

GRANT CONSERVATION AREA CONSENT

Applicant's drawing No.(s) PL01,PL02 PL04 and PL05

Subject to the following condition

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

REASONS FOR APPROVAL

The demolition of the existing garages are considered to be acceptable as they make no positive contribution to the character and appearance of the conservation area. As such this application accords London Plan policy 7.8 and Local Plan policy SP12 'Conservation'.

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Planning Sub Committee 8th April 2013

Item No.

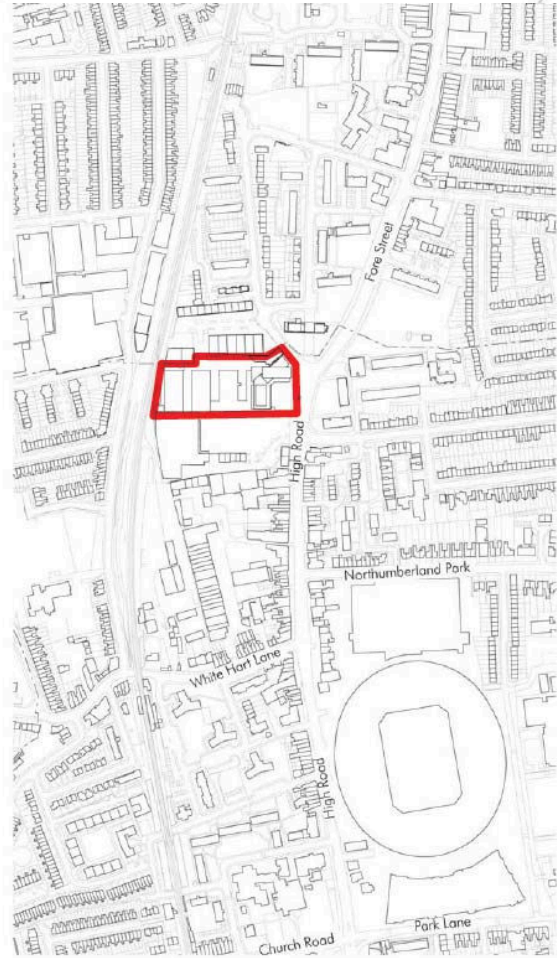
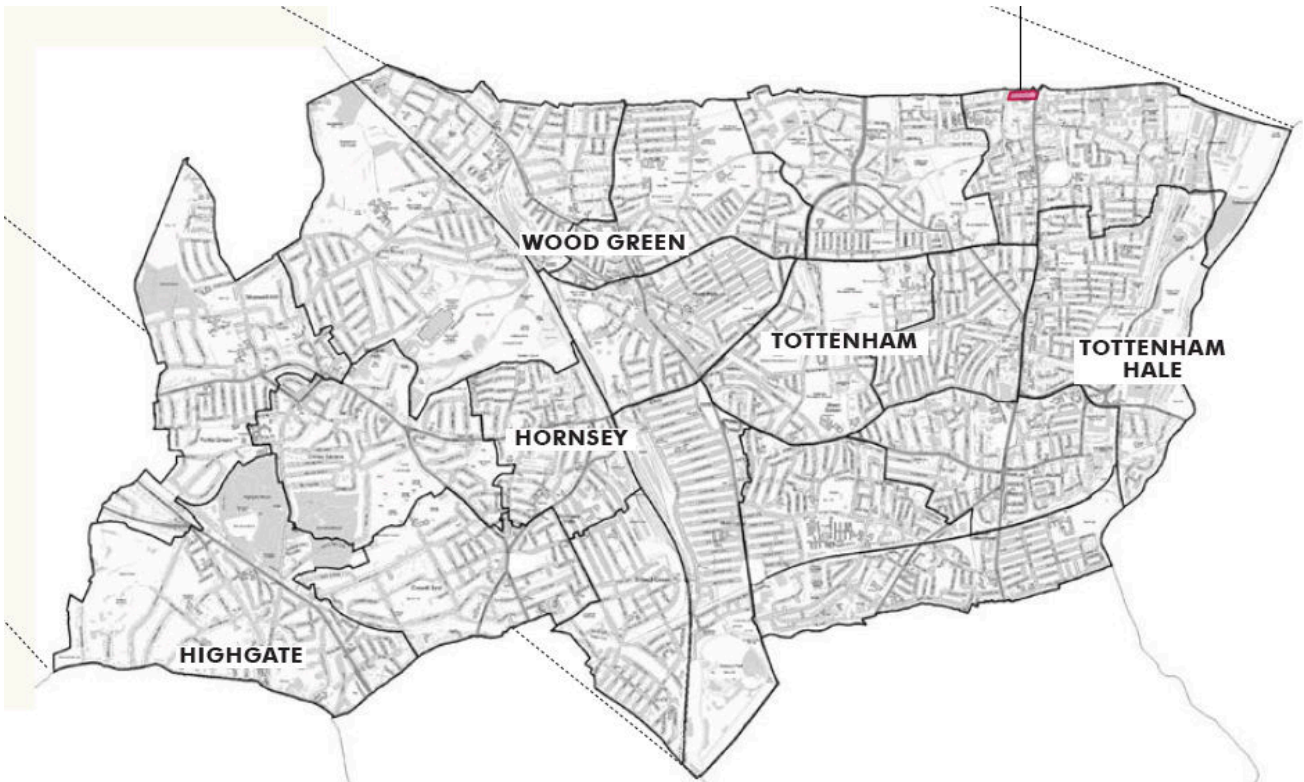
REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2013/0487	Ward: Northumberland Park
Address: Brook House, 881 High Road N17 8EY	
Proposal: Approval of details pursuant to Condition 4 (Design) attached to planning permission HGY/2012/2128.	
Existing Use: Vacant land - Former Industrial (Use B1/B2/B8)	
Proposed Use: Residential (Use Class C3); Education (Use Class D1); Commercial (Use Class B1, D1 & D2)	
Applicant: Newlon Housing Trust	
Case Officer Contact: Michelle Bradshaw P: 0208 489 5280 E: michelle.bradshaw@haringey.gov.uk	Terry Knibbs P: 0208 489 5590 E: terry.knibbs@haringey.gov.uk
PLANNING DESIGNATIONS: Defined Employment Area – Industrial Location Area of Archaeological Importance Road Network: C Road Adjacent to Conservation Area	
RECOMMENDATION DISCHARGE condition 4 (Design) attached to planning permission HGY/2012/2128.	
SUMMARY OF REPORT: The details of the tower elevation, the subject of condition 4 attached to planning permission HGY/2012/2128, have been through a thorough design scrutiny by selected specialist at three separate Design Panel Meetings. The panel's comments have informed the final design the tower elevations. The plans before the planning committee are the final scheme designs unanimously support by the Design Panel. Following the third and final Design Panel Meeting the proposed design for the tower (and school being assessed under a concurrent application reference HGY/2013/0485) were referred to Paul Finch OBE (former commissioner at CABE) who endorses the panels support for the final design of the tower (and school). It is recommended the condition 4 (Design) attached to planning permission HGY/2012/2128 be discharged.	

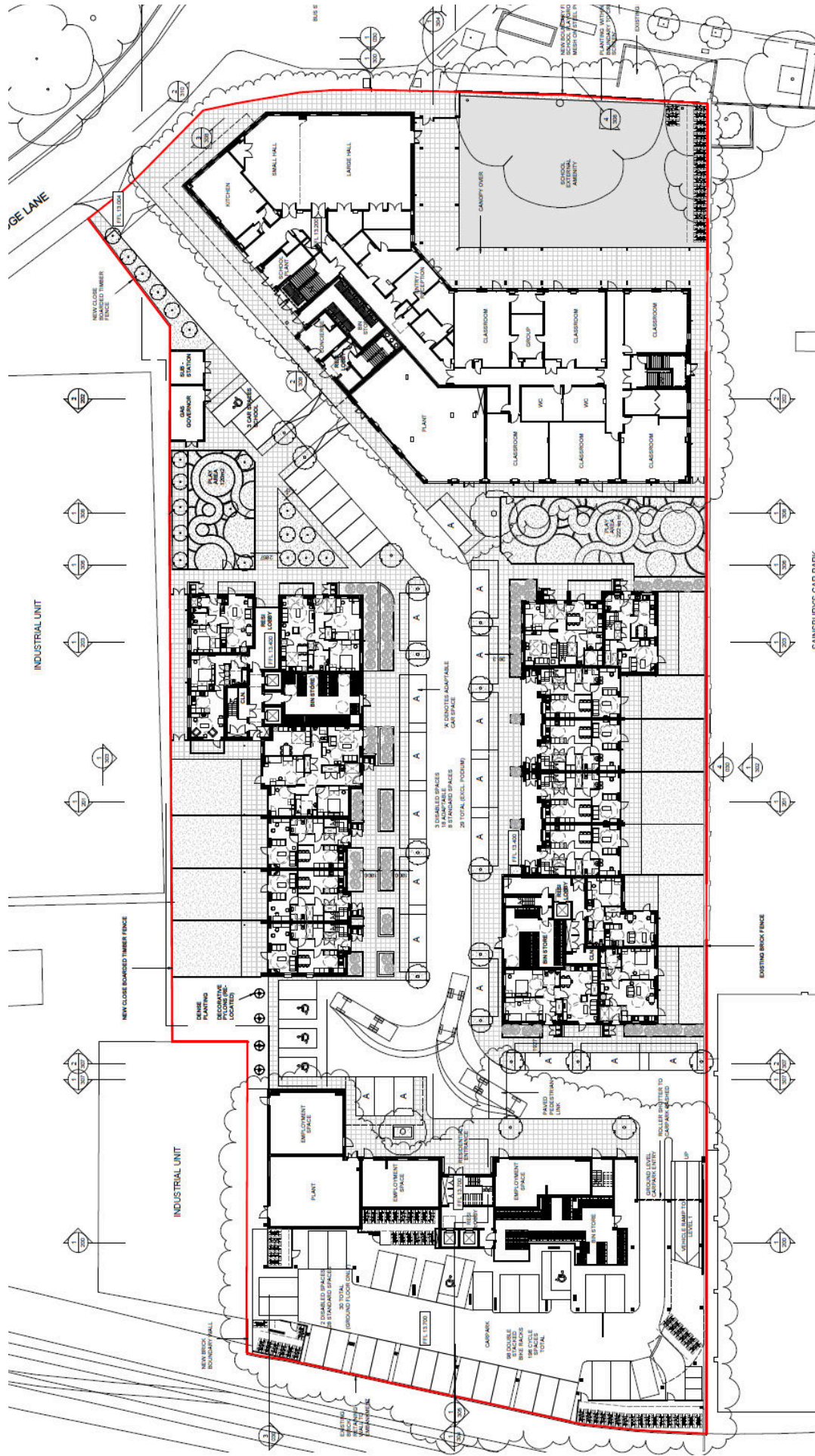
PLANS		
Plan Number	Rev.	Plan Title
PLANS		
100	PL03	GA GROUND FLOOR
101	PL03	GA 1ST FLOOR
102	PL03	GA 2ND FLOOR
103	PL03	GA 3RD FLOOR
104	PL03	GA 4TH FLOOR
105	PL03	GA 5TH FLOOR
106	PL03	GA 6TH FLOOR
107	PL03	GA 7TH FLOOR
108	PL03	GA 8TH FLOOR
109	PL03	GA 9TH FLOOR
110	PL03	GA TYPICAL 10TH – 20TH FLOOR
112	PL03	GA ROOF
MAIN ELEVATIONS		
300	PL03	EAST
301	PL03	WEST
302	PL03	SOUTH
303	PL03	NORTH
304	PL03	CENTRAL STREET LOOKING NORTH
305	PL03	CENTRAL STREET LOOKING SOUTH
306	PL03	NORTH SOUTH STREET LOOKING WEST
307	PL03	NORTH SOUTH STREET LOOKING EAST WEST
308	PL02	EAST BUILDING ELEVATIONS

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4.0	PLANNING HISTORY
5.0	RELEVANT PLANNING POLICY
6.0	CONSULTATION
7.0	RESPONSES
8.0	ANALYSIS / ASSESSMENT OF APPLICATION
9.0	RECOMMENDATION
10.0	APPENDICES

1.0 PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN



2.0 IMAGES

SOUTH EAST VIEW



NORTH WEST VIEW



WEST VIEW



EAST VIEW



SOUTH EAST VIEW



NORTH WEST DETAIL VIEW



SOUTH EAST DETAIL VIEW



3.0 SITE AND SURROUNDINGS

- 3.1 The application site is 1.04 hectares and is on the northern edge of the borough at the top end of Tottenham High Road bordering with Enfield. The site is bounded by Langhedge Lane Industrial Estate to the north, Langhedge Lane to the northeast, a bus stand and Tottenham High Road (A1010) to the east, Sainsbury's supermarket to the south and the Liverpool St.- Enfield Town-Cheshunt branch of the West Anglia Mainline to the west.
- 3.2 The surrounding area comprises a mix of uses - residential uses predominate to the west and east, industrial and residential uses to the north and retail and commercial uses to the south.
- 3.3 The site falls just outside of the North Tottenham Conservation Area which covers the area of the High Road to the east. A number of the buildings along the High Road are Grade II or locally listed buildings, though none of these are adjacent to the site. The nearest listed building is at 867 and 869 High Road to the south which is a Grade II listed 3 storey brick building.
- 3.4 There is a London Plane tree on the eastern edge of the site which is protected by a Tree Preservation Order (TPO).
- 3.5 The site is now vacant but had been in industrial use though it had been under-occupied for several years. The last occupier was Cannon Rubber Automotive Ltd. The industrial buildings are now mostly demolished. A high brick wall surrounds the site.
- 3.6 The Industrial Estate to the north comprises a row of six 2 storey warehouse units with two separate units located closer to the railway line. The warehouses are brick built and have pitched roofs. Beyond the industrial estate, the area is predominantly residential with a mixture of 4 and 5 storey blocks of flats and 2/3 storey terraces. A 9 storey residential block, Boundary Court, sits on the junction of the High Road with Fore Street adjacent to the site to the north. Across the High Road to the east is another predominantly residential area containing a 19 storey residential tower block known as Stellar House and a number of surrounding 3 storey terraces.
- 3.7 A Sainsbury's supermarket plus some small retail units occupies the site immediately to the south separated from the supermarket by a high brick wall of varying height up to approximately 6m.
- 3.8 The site has a good Public Transport Accessibility Level (PTAL) of 4 with buses along the High Road and White Hart Lane Station about 500m. to the south.

4.0 PLANNING HISTORY

4.1 Previous planning permissions relate mostly to the site's former industrial uses. The site's full planning history has been reviewed and there are no issues relevant to this current application apart from the most recent permission and the pending approval of details applications which are detailed below:

- Planning HGY/2012/2128 GTD 28-01-13 Former Cannon Rubber Factory 881 High Road London Comprehensive redevelopment of the Brook House (former Cannon Rubber Factory site), including the erection of a 22 storey building (plus a part top floor mezzanine) providing 100 residential units (use class C3) and 190 sqm of commercial floorspace (use class B1, D1 and D2), two buildings of 6 and 9 storeys respectively providing 101 residential units (use class C3) and a part 2/part 5 storey building comprising a 2,388 sqm 2 form entry primary school (use class D1) and 21 residential units (use class C3), together with associated car and cycle parking, refuse stores, highways, infrastructure, open space and landscaping works.
- Planning HGY/2013/0351 PENDING---Former Cannon Rubber Factory 881 High Road Tottenham London - Approval of details pursuant to conditions 6 (microclimate), 7 (Construction Management Plan and Construction Logistics Plan), 8 (control of construction dust), 9 (contaminated land), 10 (piling method statement (Thames Water and Environment Agency)), 11 (water supply infrastructure), 12 (tree works), 13 (tree protection), 14 (drainage), 15 (heat network), 17 (archaeological mitigation), 18 demolition method statement (Network Rail), 19 (vibro-compaction machinery (Network Rail)), 20 (ventilation), 24 (hours of construction), 26 (scaffolding (Network Rail)), 27 (secured by design), 29 (lifetime homes), 30 (wheelchair accessible units), 31 (cycle parking), 32 (parking), 33 (electric vehicle charging points), 35 (commercial opening hours), 36 (flood risk (Environment Agency)) and 43 (waste storage and recycling) attached to planning permission HGY/2012/2128
- Planning HGY/2013/0485 PENDING---Brook House, 881 High Road London Approval of details pursuant to Condition 5 (external design and appearance of the School elevation) attached to planning permission HGY/2012/2128.
- Planning HGY/2013/0487 PENDING---Brook House, 881 High Road London Approval of details pursuant to Condition 4 (Design) attached to planning permission HGY/2012/2128.

RELEVANT PLANNING POLICY

5.1 The planning application is assessed against relevant national, regional and local planning policy, including relevant policies within the:

- National Planning Policy Framework
- The London Plan 2011
- Haringey Local Plan: Strategic Policies
- Haringey Unitary Development Plan (2006) (Saved remnant policies)
- Haringey Supplementary Planning Guidance and Documents

5.2 For the purpose of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the London Plan 2011, the Haringey Local Plan 2013 and 39 remnant saved policies in the Haringey Unitary Development Plan 2006.

National Planning Policies

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

Regional Planning Policies

The London Plan 2011 (Published 22 July 2011)

Policy 5.3 Sustainable design and construction

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.9 Heritage-led regeneration

Local Planning Policies

Local Plan 2013 – 2036 (17 Strategic Policies (SP))

SP11 Design

SP12 Conservation

SP15 Cultural and Leisure

Haringey Unitary Development Plan (Adopted 2006) (Saved Remnant Policies)

UD3 General Principles

CSV5 Alterations and Extensions in Conservation Areas

Haringey Supplementary Planning Guidance and Documents

SPG1a Design Guidance (Adopted 2006)
SPG2 Conservation and Archaeology (Draft 2006)
SPG5 Safety By Design (Draft 2006)
SPD Housing
SPD Sustainable Design and Construction

6.0 CONSULTATION

6.1 A Design Panel was set up specifically to assist in the design development of the school and tower. The panel consisted of the following members:

Peter Sanders (Levitt Bernstein) (Chair);
Jamie Dean (GLA);
Mark Smith (GLA);
Sophie Camburn (Arup);
Cllr John Bevan (LB Haringey Design Champion); and
Richard Truscott (LB Haringey Design Officer)

7.0 RESPONSES

7.1 The Design Panel endorse the design and final plans of the tower (and school) which are now the subject of this application. A letter from the Chair of the Design Panel along with minutes from each of the Design Panel meetings is provided in the Appendix of this report.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 This application seeks approval of details pursuant to Condition 4 (Design) attached to planning permission HGY/2012/2128. Condition 4 reads as follows:

Design of the Tower

4. Notwithstanding the external design details for the 22 storey tower submitted as part of the application, full details of the external appearance of the tower (with the exception of the height (which shall not exceed 86.2m AOD), footprint, number of dwellings and total floor space) are to be submitted to and approved in writing by the local planning authority prior to the start of construction works on any part of the tower.

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

8.2 The NPPF sets out the over-arching policy for design and emphasises its importance and indivisibility from good planning and sustainable development. Paragraph 60 states that planning decisions: "should not attempt to impose architectural styles or particular taste 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.” This approach is reflected in Chapter 7 of the London Plan, Haringey Local Plan Policy SP11 and UDP policy UD3 ‘General Principles’.

8.3 London Plan policy 7.4 (Local Character) requires development to provide a high quality design response having regard to the pattern and grain of the existing spaces and streets; the urban structure and surrounding historic environment. Furthermore policy 7.5 (Public Realm) supports development that enhances the public realm. Policy 7.6 (Architecture) says that new development should be of the highest architectural quality, whilst also being of an appropriate proportion and scale so as not to cause unacceptable harm to the amenity of surrounding land and buildings, especially where these are in residential use.

8.4 Policy SP11 ‘Design’ in the Local Plan Strategic Policies and UDP Policies UD3 ‘General Principles’ and SPG1a ‘Design Guidance’ set out the Council’s general design principles for new development in the Borough.

8.5 The details of the tower elevation, which are the subject of condition 4 attached to planning permission HGY/2012/2128, have been through a thorough design scrutiny by selected specialist at three separate Design Panel Meetings. The panel’s comments have informed the final design of the tower elevations. The plans before the planning committee are the final scheme designs unanimously support by the Design Panel.

8.6 The main changes to the tower elevation are summarised as follows:

The tower is now expressed as a singular, more coherent form through:

- A simplified plan which consists of 2 boxes, shifted off one another at the core
- All balconies are now recessed
- All elevations are being treated in a similar way including simplifying the parapet design
- Utilising a simplified material palette with a highlight colour in recessed balconies
- The podium has been re-designed to reduce the extent of shop front glazing and to appear more in keeping with the residential buildings on the site.

8.7 Other aspects of the scheme have also been amended as a result of the panel discussions but which do not formally fit within the remit of condition 4 as they do not specifically relate to the elevation design. These include:

- The parking space outside the lobby has been moved and a pedestrian crossing route has been marked to create better visibility and access.

- 8.8 Following the third and final Design Panel Meeting the proposed design for the tower (and school being assessed under a concurrent application reference HGY/2013/0485) were referred to Paul Finch OBE (former commissioner at CABE) who endorses the panels support for the final design of the tower and school.
- 8.9 Officers are satisfied that the design changes made to the proposed tower elevations result in a high quality building and design outcome and meet the requirements of the relevant planning policy set out in the London Plan (2011), Haringey Local Plan (2013) and Haringey Unitary Development Plan (2006).
- 8.10 On this basis, it is recommended that condition 4 (Design) attached to planning permission HGY/2012/2128) be discharged.

9.0 RECOMMENDATIONS

DISCHARGE condition 4 (Design) attached to planning permission HGY/2012/2128.

10.0 APPENDIX

DESIGN PANEL FINAL REPORT FOR THE NEWLON GROUP MIXED DEVELOPMENT PROJECT FOR THE CANNON RUBBER FACTORY SITE

22 MARCH 2013

DESIGN PANEL MEMBERS

Peter Sanders (Chair)
Sophie Camburn, Arup
Jamie Dean, GLA
Mark Smith, GLA
Cllr. John Bevan, LB Haringey
Richard Truscott, LB Haringey

DESIGN PANEL REMIT

To consider the detailed appearance and materials of the elevations of the tower and of the school element of the eastern block, which were left unapproved and conditioned to be subject to further design work when full planning consent was granted for the project. These are conditions 4 & 5.

DESIGN PANEL MEETINGS HELD

Notes of panel meetings held on 27 February, 12 March and 19 March 2013 at the Council's Planning Department offices are appended to this report. Those present at these meetings are listed on the respective notes.

PURPOSE OF DESIGN PANEL MEETINGS

The purpose of the three meetings held was for the design panel to consider the proposals put forward by the project design team for the detailed appearance and materials of the elevations of the tower and of the school element of the eastern block and to work with the design team and their client and client's representatives in such a way as to be able to come to a conclusion as a panel on whether or not the proposals as finally arrived at should be submitted with a recommendation by the Planning Department for approval of conditions 4 & 5 by the Council.

THE PROCESS OF THE DESIGN PANEL MEETINGS

Details of the proposals were presented at each meeting by the design team and discussed. Matters raised are listed in the appended meeting notes. In addition to design matters considered fixed by the design team, various options on certain parts of the design were presented for discussion. These are also noted in the appended meeting notes, as are notes of design issues raised by the design panel, some of which led to changes being incorporated in the scheme design.

RESULTS OF THE DESIGN PANEL MEETINGS

Though a process of detailed questioning and discussion of design issues and a positive response by the design team working with their client, a number of matters were resolved and, in the view of the design panel, significantly improved. Relevant drawings and illustrations of the scheme were updated accordingly by the design team to produce final drawings and illustrations for submission for approval. Notes of this process are in the appended meeting notes.

DESIGN PANEL CONCLUSION

At the last meeting the panel unanimously supported the design of the school and the tower, subject to further exploration of the following matters:

- the layout of the concierge and potential for access from the street and from the lobby
- a change to the corner of the school hall
- the appropriate capping of the tower above the balconies
- the removal of horizontal banding from the South elevation of the tower

Having examined revised drawings and illustrations which incorporate changes made to take account of the matters noted above, the panel is satisfied that these have all been adequately dealt with.

The panel is therefore happy for the proposals for satisfying conditions 4 & 5 of the granted approval to be recommended for approval and that:

1. Colours of visible rainwater pipes to be subject to further approval under condition 3.
2. Cladding and metal balcony railing and panel colours to be subject to further approval under condition 3.
3. The school art panel to be subject to the submission of details to be submitted for later approval.

Peter Sanders – Design Panel Chair

Cannon Rubber Design Panel Meeting 27th February 2013 – Meeting Minutes

Panel Representatives

- Cllr John Bevan, LB Haringey (CJB);
- Richard Truscott, LB Haringey (RT);
- Jamie Dean, GLA (JD);
- Sophie Camburn, Arup (SC); and
- Peter Sanders (PS).

Attendees

- Michelle Bradshaw, LB Haringey (MB);
- Sarah Timewell, Newlon (ST);
- Mike Levey, Newlon (ML);
- David Keirle, KSS (DK);
- Daniel Blackburn, KSS (BD);
- Cathy Chapman, KSS (CC); and
- Jon Murch, Savills, JM.

Apologies

- Terry Knibbs, LB Haringey (TK)

No.	Comment	Action
School		
1.1	DK/ DB identified that there were 4 design/cladding options for the school: <ol style="list-style-type: none"> 1. Brick plinth with randomised window pattern 2. Abstract Stag Logo (School Logo) 3. Abstract version of option 2 – Breakdown of pattern in the glazing and cladding elements 4. Lively coloured cladding in randomized pattern 	
1.2	ST Advised that there has been a number of consultation discussions with the school	
1.3	SC sought clarification of access and boundary treatment/PS asked about the location of the boundary and back of pavement	
1.4	DB stated that a 2.8m high fence is proposed to the front boundary	
1.5	DK commented that the high road curves away at this point	
1.6	DB advised that a deep pavement exists in the section where the site begins	
1.7	ST commented that a sum of money through the s106 committed to highway/pedestrian improvements to the frontage – designed by LBH Highways	
1.8	PS asked if the applicant/design team are open to the type of materials used on the school	
1.9	ST/DB confirmed that they are open to type of materials used	
1.10	PS sought clarification that the cladding was powder coated/ anodised aluminium.	
1.11	SC inquired about the plant room to the rear of the school	
1.12	ST advised that the plant room was going to be made a feature – lit up and visible so that the inner workings of the plant can be observed	
1.13	JB sought clarification in relation to the balconies of residential units	
1.14	DK advised that they are to be punctuated with holes	
1.15	ST commented that this design provides greater privacy	
1.16	SC sought clarification on how the facade interacted with the street.	
1.17	PS asked about issues in relation to maintenance/damage to the cladding if extended to near ground level and noted that at lower level (reach level) a more robust material (brick) was required.	
1.18	ST/DB advised that this is just one option	

1.19	SC commented that it is equally important to address the detailing at the top and that the coping detailed needed to be looked at to avoid streaking.	
1.20	ST advised that the design team has had long discussions about this issue and how to ensure that you don't get streaking	
1.21	PS asked that the height of the brick plinth be clarified.	
1.22	SC sought clarification on the roof which DB confirmed was a brown roof.	
1.23	SC asked about lighting	
1.24	DB advised that there hasn't yet been a detailed design process around lighting but that there will be some lighting on the building	
1.25	PS asked about the transparency of the fence	
1.26	DB confirmed the to be wire mesh	
1.27	ST commented that a green shield (to be planted along the front boundary) is subject of a condition of consent	
1.28	ST asked/suggested that perhaps the antler design could be part of the fence design	
1.29	JD suggested that an artist could work with the children of the school	
1.30	ST commented that the school is quite keen to involve the children in the process	
1.31	SC discussed an example of a fence where the design allows you to run a pen/stick along the fence and it plays a song	
1.32	PS commented that the overall design approach of the school should be welcoming but not "in your face", but not mundane or "blocky"	
1.33	RT sought clarification as to how far the cladding extended around the building	
1.34	PS commented that it can be odd where there is a design change at the corner and that a building is usually more successful when there is uniformity in this respect	
1.35	PS commented that on option 2 the stag head is almost separate from the cladding itself	
1.36	DK commented that given the location of the entrance you have to do something with the corner of the building	
1.37	ST commented that the option 2 was least preferred by the school and option 1 was most preferred by the school who want a design which is simple, of quality and where the design wont date	
1.38	RT asked if the school was wanting something more classical	
1.39	ST commented that the school considers option 1 more "robust"	
1.40	JD stated that the elevation should either be image and cladding or cladding and brick plinth but not both.	
1.41	PS stated that the elevation could be simple given the proximity to the conservation area.	
1.42	PS stated that materials need to be kept simple.	
Tower		
2.1	DK advised that the tower not as tall as originally planned which was to be 25/26 storeys	
2.2	RT questioned if the glass element was just on the eastern side	
2.3	DK confirmed this to be the case	
2.4	PS questioned if the floor layout had changed/was previously more complicated	
2.5	DK confirmed that they had gone through a process of simplification of the internal layout	
2.6	PS sought clarification in relation to the balconies	
2.7	DK advised that only projecting balconies provided on the northern facade – added additional design interest	
2.8	SC stated that it looked like there were two towers with two different treatments stuck together (one design and one side and something different on the other)	
2.9	PS commented that there seems to be a dichotomy between what it does and what it looks like	
2.10	JD queried whether two separate proportions are successful or whether to just make it singular	
2.11	PS stated that a tower is vertical it should be made to look vertical and that there were a lot of design elements proposed.	
2.12	PS sought clarification that the tower materials	

2.13	DK confirmed that two materials are proposed – glass and cladding (in 2 colours): an olive colour to tie in with the residential and a green to tie in with the school	
2.14	PS sought clarification that the tower cladding was anodised aluminium.	
2.15	DB advised that this had been considered as the first option but was found to be too expensive	
2.16	SC felt the tower was too busy but liked the twisting balcony detail on the lower tower element.	
2.17	JD felt that there were too many things going on and preferred just having one colour for the tower. Liked that the olive is a closer tonal match to the brick	
2.18	SC/ JD/ PS/ / RT preferred the design treatment of the shorter tower element.	
2.19	CJB wants to see a simple design approach and preferred the northern elevation of the tower and questioned the two colours	
2.20	SC talked about the “twist” being a rubix cube like design which adds interest	
2.21	JD wanted to see one design approach for tower as a whole – adopting either strategy but on both sides	
2.22	RT felt that what was effective on the southern side was the grouping of floors	
2.23	SC stated that the south facing facade of the tower would be better with the balconies terminating at the top	
2.24	RT identified the need for spandrel panels between the vertical slots.	
2.25	RT stated that there should be no more than 2 colours used with maybe a third for the spandrel panel.	
2.26	RT considered that the horizontal bands need to be deeper/thicker white element	
2.27	RT commented that it is important that the tower has a “3-dimensionality”	
2.28	RT discussed the side openings in the balconies	
2.29	DK stated that they could be made larger	
2.30	PS concurred that making them larger would be positive so that there is more of a view out of them rather than just a glimpse	
2.31	SC stated that at the top balconies should be south facing and therefore turned around compared to the design presented – providing a better orientation and view down Tottenham High Road	
2.32	DB confirmed that it’s no more than a cladding change to reverse the “cubic swing”	
2.33	JD reiterated that it should be a uniform treatment either side	
2.34	PS asked if the top of the northern tower element could be reduced.	
2.35	JD requested that three options be provided showing: i) All of the tower picking up the rotating balcony detailing; ii) All of the tower with rotated elements; and iii) A more playful option.	
2.36	JD commented that it would be interesting to see a number of options including to see if the “non-rotated” option gives the elegant of the northern elevation	
2.37	RT asked everyone’s opinion of the balconies	
2.38	ST commented that all the recessed balconies would be more useable and feel safer from a residents point of view	
2.39	RT stated that he preferred the recessed balcony approach and the protruding balconies should be removed.	
2.40	PS asked about the fit out of the commercial units at ground floor level and shop fronts	
2.41	ST stated that the s106 set out that the units are to be used in conjunction with the use at 639 High Road N17	
2.42	SC stated that she did not consider the workspace at ground was yet resolved in terms of hierarchy of entry points and that the commercial units compete for front entrance status. The entrance to the tower doesn’t say “front door”	
2.43	PS asked about the concierge	
2.44	ST advised that the concierge could be located within the tower	
2.45	RT concerned about the issue of roller shutters to the commercial units	
2.46	JB concurred with RT’s comment regarding roller shutters which could devalue the residential units. Also raised issue of general security	
2.47	DB confirmed that there would be lighting around the entrance	
2.48	SC commented that there was not a consistent approach to the width of the	

	corners/brick plinths on the commercial units	
2.49	PS commented that the design panel (for the original planning application) originally criticised this for being a service area	
2.50	RT requested the ground floor/ commercial space be reviewed to ensure an appropriate solution.	
2.51	RT asked about the green projection at 1 st /2 nd floor level and asked if you could stand there	
2.52	DB confirmed that it is like an extra half landing which provides residents with views back down the new street within the development	
2.53	DK confirmed that the design team would come back with 3 options to be discussed at a second design panel meeting	

Cannon Rubber Design Panel Meeting 12th March 2013 – Meeting Minutes

Panel Representatives

- Peter Sanders (PS);
- Mark Smith, GLA (MS);
- Sophie Camburn, Arup (SC);
- Cllr John Bevan, LB Haringey (CJB); and
- Richard Truscott, LB Haringey (RT).

Attendees

- Michelle Bradshaw, LB Haringey (MB);
- Sarah Timewell, Newlon (ST);
- Mike Levey, Newlon (ML);
- Lowes Casey, E-Act (LC);
- Daniel Blackburn, KSS (BD);
- Cathy Chapman, KSS (CC); and
- Jon Murch, Savills (JM).

Apologies

- Terry Knibbs, LB Haringey (TK)

No.	Comment	Action
School		
1.1	DB Introduction. Set out amendments/design changes to the scheme taking on board the comments from the first design panel meeting on 27 th February. School <ul style="list-style-type: none"> - Brick plinth sits at 1100mm – continuous with the window cill - Random pattern of windows – now clear glass but lowest 1500mm so no significant overlooking and allows the facade to be more active including at night time - Canopy – brought right around the building – processional entry - Brickwork – more textured finish (perhaps through how the brick course) – possible opportunity for children to make the bricks - Cladding – decided on a simple and rational cladding design – olive green highlight colour – slightly toned down – more conservative colour 	
1.2	SC sought clarification on the material of the canopy. DB confirmed steel frame with single ply membrane.	
1.3	SC sought clarification as to what type of brick we would be using. DB confirmed it would be an engineering brick. PS – asked so a choice of blue, black, brown? DB confirmed that is correct.	
1.4	RT asked if it would be possible to use different colour bricks. MS asked if it	

	would be possible for the bricks to be painted to give them a 'glazed' look. DB confirmed that this was potentially possible but it would have an impact on costs and the design team wants to keep the palette of materials fairly simple. Don't want to have too many competing factors. Also if the children make the bricks that is another competing factor.	
1.5	MS noted that the canopy stretching around the front elevation was a good thing.	
1.6	PS sought clarification as to the location of the school sign board – DB confirmed that the team had not got to this stage of the design. MS/ SC noted that lettering could be incorporated within the canopy design or to the right hand side of the canopy entrance where there is a section of blank brick facade. LC stated that the signage needs to be consistent with the schools colour palette. RT stated the signage should be part of the architecture.	
1.7	MS sought to have a more bold entrance. PS concurred.	
1.8	CC provided a sample of the Olive Green cladding colour.	
1.9	PS sought clarification on the official school colours. LC confirmed the school colours are gold, white and dark purple (although they did not wish the dark purple colour to appear on the school building)	
1.10	MS was concerned about the potential dead frontage of the school sports hall and queried whether larger windows at higher level could be incorporated to provide more of a view into the space. CJB echoed this concern. DB stated that the design team had moved away from a uniform pattern in response to comments made during the progression of the planning application. LC confirmed that he did not have a strong opinion on whether the windows be larger or smaller at high level. RT queried whether there was the potential for the smaller windows to be grouped interspersed with recessed panels to give the impression of larger windows. SC stated that larger windows to provide a view into the upper part of the sports hall would recognise something 'big' is happening within the space. CJB commented that the planning committee had criticized the front facade of the school building. Asked why the windows needed to be randomized. Could there not be uniformity in the window positioning? DB commented the impression was that the planning committee criticised the austere facade and the limited amount of glazing which was not helped by the colour – hard facade. The current proportion of window pattern is trying to put a sense of animation into the facade.	
1.11	RT commented that he was surprised so few windows in the south facing facade at ground floor level. ST asked what the school would like. LC confirmed that they had not particular preference.	
1.12	DB commented that there would be no mechanical ventilation. Low level louvres. RT queried whether solar shading was required. DB confirmed that the large tree on the High Road provided significant/ sufficient shading in summer and provide more daylight/sunlight in winter months.	
1.13	PS queried if the colour of the recessed panel within the school elevation could be the same as with the residential above to provide a visual link. RT noted that he would prefer a strong colour and that he liked the window reveals in a bold yellow colour. LC stated that he would prefer something simple and would like to keep the palate as limited as possible. LC no objection to the pale green.	
1.14	PS noted that the detail of how the cladding and brick threshold would need to be explored to prevent it being possible to remove the cladding. RT queried whether there could be a level threshold. PS suggesting raising the brickwork level. Could be a place for signage – "super-graphic". PS asked the name of the school. LC confirmed school name is "Hartsbrook" and stated they did not want a "super-graphic".	
1.15	PS queried what management arrangements were in place for rubbish bins. PS concerned the bins would be left outside on the pavement (entry road within the site). DB confirmed that the school/kitchen had its own bin store. ST confirmed that it would be part of Newlon's management strategy for the site and that there is a 24 hour concierge who would monitor this.	
1.16	SC/ MS queried the potential to 'flip' the concierge office and bin store to allow for views towards the entrance to the site and to have visibility into the school	

	kitchen from the street. LC confirmed that the school would not mind this as long as it doesn't compromise the internal space available.	
1.17	RT really encouraged the applicants to have pavement on the right hand side entry road to the site. DB raised concern that there is existing industrial use on the RHS and wanted to keep pedestrians away from this area but there was potential for a pavement. PS commented that there could be climbing plants against the wall here rather than a planted bed which would give more room for a pavement and could be cheaper. Form part of the Landscaping condition. SC concurred – don't want the entrance to feel like a service yard.	
1.18	PS queried if a design for the plant room was available and noted that the more that can be seen of the equipment the better. DB confirmed that the boiler equipment can fit through a standard double door. PS asked if the gas engine required a separate compartment. ML confirmed that there would be 3 gas engines and they do not require a separate compartment.	
1.19	JM confirmed with the design panel that 'Dove Skin Green' and 'Spectrum Yellow' and "Ocean Grey" were the agreed cladding material for the school.	
1.20	MS queried what the detailing would be for the fence at the front of the site onto the High Road. DB confirmed that it would be more substantial than a chain link fence which allowed climbing plants. RT confirmed that he would liaise with his colleague in highways to find out more detail about the design arrangements at the front of the site.	
1.21	ML stated that the brick plinth to the right of the school entrance should be the same size as the school entrance. MS concurred. Yes anything which makes the entrance bolder.	
1.22	SC - The Design Panel noted that the design for the school was almost there. Like the amendments made so far. Going in the right direction. SC added that the last element to look at was the eastern elevation and the other details discussed today.	
Tower		
2.1	DB Introduced the design changes/options for the tower - 5 options provided. DB confirmed that the preferred approach was for the 'hybrid' option. SC stated that the revised design proposals were an improvement as the building looked more 'unified' and that the ground floor was working better.	
2.2	PS questioned if the design now does away with all the projecting balconies. DB confirmed that this is the case. PS confirmed that he was happy with the glass balustrade to the communal areas.	
2.3	The Design Panel confirmed they were all happy that the ground floor area was more successful and they were happy with it but queried what controls would be placed on the commercial units in terms of signage. It was agreed that a signage strategy should be designed in to keep the approach uniform. MS concerned about the pedestrian route to the tower – no crossing and a car parking space in front of most practical route. PS/MS agreed that a revisit to this aspect of the design would be worthwhile. RT commented that it would be nice to have a pair of trees either side of the entrance. DB confirmed there were some areas of tweaking can be looked at.	
2.4	MS queried whether there was the potential to use a perforated screen instead of a solid element on the 'enclosed' balcony elevation. DB confirmed this would be possible and could work well. RT suggested glass for the balconies. DB/SC did not wish to see glass on the private balconies.	
2.5	SC queried the success of the bright green cladding within the balconies and whether this would date. RT stated that he would like the cladding to be dark and rich. CC stated that the design team were still exploring potential options for cladding colour.	
2.6	SC stated that the north elevation was still random and less successful than the southern elevation. RT noted that the western elevation should be repeated on the eastern side of the tower but that the central horizontal stripe should be removed.	
2.7	RT/ SC noted that they were not keen on the continuous vertical strip within the elevations. SC discussed the plane of the "finger" of the tower. PS suggested it	

	would be useful to have a larger scale drawing of this feature.	
2.8	PS asked about the colour/material of the rainwater equipment. ML confirmed that if they were hidden likely to be plastic. If they are visible likely not to be plastic.	
2.9	RT sought clarification as to how the central balcony strip works within the elevation as it was not clear on the CGI's. DB explained that the CGI's did not show this element accurately as the balconies would not be recessed. RT queried whether they should be 'boxed' with green surrounds. SC stated the CGI should be reviewed to ensure that the central balconies were shown accurately.	
2.10	The following points were the agreed outcomes of the meeting: <ul style="list-style-type: none"> • The 'hybrid' option was the preferred approach but this needed to be explored further; • The balcony strategy needs to be explained more; • The northern elevation needs to be more ordered and in line with the southern elevation; • A better/ more accurate view on the central balconies needs to be provided; and • MB noted that the report to committee needs to be finalised by the 25th March in order for the scheme to make the April committee. 	
2.11	Date and time of next meeting is 10:00 on Tuesday 19 th March at the Council's offices.	

Cannon Rubber Design Panel Meeting 19th March 2013

Panel Representatives

- Peter Sanders (PS);
- Mark Smith, GLA (MS);
- Sophie Camburn, Arup (SC);
- Cllr John Bevan, LB Haringey (CJB); and
- Richard Truscott, LB Haringey (RT).

Attendees

- Terry Knibbs, LB Haringey (TK)
- Michelle Bradshaw, LB Haringey (MB);
- Sarah Timewell, Newlon (ST);
- Mike Levey, Newlon (ML);
- David Keirle, KSS (DK);
- Daniel Blackburn, KSS (BD);
- Cathy Chapman, KSS (CC); and
- Samruti Patel, Savills (SP).

No.	Comment	Action
School		
1.1	DB Introduction. Set out amendments/design changes to the scheme taking on board the comments from the previous design panel meetings.	
1.2	DB provided an explanation of the implementation of a signage and colour strategy to the school entrance; yellow reveals; and simplifying the window arrangement so that it is line with the residential above. The use of the same language for the glazing through the courtyard as on the High Road access whilst ensuring that the difference between the school and residential above is still evident. Level of brickwork taken up to 1200mm or first floor. Language of the brickwork indicating the entrances.	
1.3	North entrance – DB explained that the classrooms will have glazed portions	

	<p>with louvres. There will be no mechanical ventilation. [Note that there will be mechanical ventilation to the classrooms] The plant room will also be naturally ventilated with glazing and louvre surrounds for ventilation.</p> <p>DB confirmed to PS that there is not a danger of the amount of glazing being reduced to get the ventilation required. The louvers will be Aluminium and will be colour powder-coated to match the window frames of the school.</p>	
1.4	DB confirmed the Gas Governor is a separate building. It is not within the school.	
1.5	PS noted that the proposals for the school were a great improvement. It was noted that the concierge has been moved to the corner and has been provided with a direct access from the street. ST advised that the provision of a direct street access was a security concern and that she will need to check whether this was acceptable to Newlon's housing team.	ST
1.6	<p>MS queried whether the concierge could have two accesses - one from the residential lobby and the other from the street. ST noted that there can be no loss of floorspace to the school as a result of any changes to the concierge. In addition, the concierge cannot be made smaller. ST noted that the provision of full glazing for the concierge may also pose security risks. MS queried whether the concierge could be cut back and the first floor overhung to retain floorspace. CC confirm this can be explored further.</p> <p>The concierge options will be explored further and details will be circulated to the Panel by close of business Thursday for sign off.</p>	KSS
1.7	RT commented that really pleased that the rainwater piles are shown on the drawings and that this is helpful.	
1.8	PS queried how the bin store will be ventilated. DB confirmed it would have mechanical ventilation and louvers. It is hoped that this strategy will ensure no odour spill onto the street.	
1.9	CJB commented that the windows to the corner of the entrance/school hall appeared disjointed. DB explained that the idea is to create a playful and active appearance in this location. RT suggested that the design be as per the detail shown on page 6 of the presentation material but also include detailing which goes around the corner. CC confirmed that this can be looked at. RT commented that the treatment here should be fairly rational and logical rather than a random pattern.	KSS
1.10	<p>The indicative landscaping details for the off-site public realm works were discussed. ST explained that Newlon would pay the Council's s106 monies and the Council would be responsible for designing and carrying out the work. RT advised that he had spoken to LBH Highways department regarding the adjacent highway works and that sketch drawings had been done but detailed plans would not be drawn up until s106 monies paid. So the detailed design won't be available for some time. The Councils Highways Team would design the area but this would need to be agreed with TfL.</p> <p>MS asked whether the indicative planting bed adjacent to the front boundary fence would be a raised planter. DB advised that likely to be a ground level planting with bollards in front. MS suggested that a raised planter could be useful and provide additional public seating in this location. ST/CC confirmed that there would be planting on the school side of the fence to create a green screen. This is dealt with through a separate planning condition.</p>	
1.11	<p>Materials – CC tabled samples of the brick and, cladding and window colours. SC noted that she was happy with the grey and yellow, and the colour of the window frame. CC confirmed that the school just want "quiet" colours. ST confirmed that the school is happy with the choice of materials. The materials tabled at the time included: Brick – Hanson Harborough Buff Multi (Residential and Base of tower); A standard blue/grey engineering brick is proposed for the base level of the school building. School cladding colours: Doeskin (Light neutral beige/green); Spectrum Yellow (Bright Yellow) and Malt Akzo (Dark Grey). The residential would be Matt Inver (Olive Green) (window frames) and</p>	

	Vive Pale Olive (Recesses and walkways). The downpipes are to be colour coated aluminium and will be coloured to match the building on which they are located. RT questioned what colour the downpipes would be where they are located both on the residential building and school building and suggested that perhaps they should be grey throughout the development. CC/DB confirmed that this would be looked at further.	
1.12	<p>School Art Bricks – ST explained that the school may not have a budget for the school art and it is not known when the precise details of this will come forward. It is likely that this would be part of the fit-out budget rather than construction budget.</p> <p>ML confirmed that the wall is not critical to the structure of the building; therefore, these details can be reserved for later consideration. CJB concerned that there would be a temptation for the school/applicant not to come back with this detail. DK suggested that the submission could identify a location(s), for the brick art, but will show a standard blue engineering brick. The brick art will be subject to budget constraints and the decision for the conditions will require the submission of details for the brick art to be submitted for later approval. This later submission would be considered under delegated authority (unless the Committee request that they would like to determine the acceptability of these details).</p>	
1.13	PS raised the issue of the pedestrian pathway to the RHS of the entrance road. The provision of a footpath on both sides of the access road was discussed. DB stated that this hasn't been specifically looked at because this does not form part of the scope of condition 4 or 5 which is currently under review. The landscaping conditions would come forward at a later date because they are required prior to occupation rather than prior to commencement.	
Tower		
2.1	<p>DB set out amendments/design changes to the tower taking on board the comments from the previous design panel meetings.</p> <ul style="list-style-type: none"> - Taken on board comments regarding the northern elevation - Opened up the balconies a bit more - Full height perforated panels on corner balconies to open up views - Transfer colour up the building – colour palette range looked at - Strip around the balconies to highlight the “twist” - Proportions of the northern element revised (so not homogenous) 	
2.2	SC noted she was pleased to see the relocation of the car parking space at the entrance of the tower. CC confirmed that there was no loss of car parking.	
2.3	ML commented that he thought the northern elevation has been vastly improved.	
2.4	PS confirmed that he liked the articulation of the balconies, but queried whether they could be retrofitted with sliding glazed screens to provide winter gardens. ST explained that residents in other developments do not like these. They are usually cold in winter and hot in summer. MB/RT questioned whether the perforated panels provide adequate privacy and whether residents would be tempted to put additional screening behind the panels. DK/ST confirmed that they are quite solid and would not result in privacy issues.	
2.5	Overall the Panel noted that the proposals for the tower were a vast improvement since the last presentation.	
2.6	CC/DK confirmed that the top of the tower would be capped above the balconies and that further work is required on this part of the design. RT/PS agreed.	KSS
2.7	<p>Colours – SC noted that she does not like colour changes vertically (particularly “temperature colours”) and stated a preference for two colours.</p> <p>Everybody agreed that there is a need to choose colours carefully so that residents are not overwhelmed by the colour, because they will be using the</p>	

	<p>balconies and the colour will also reflect inwards. The Panel's preference was to use two shades of the one colour; although, DK confirmed that approval will not be sought for the colours at this stage. Materials form a separate condition (condition 3).</p> <p>It was agreed that there would be 2 shades of a single colour, and that they would be subtle colours rather than bright colours. A temperature effect where the shade changes vertically will be avoided.</p>	
2.8	CC confirmed that the soffits will be white, other when the twist occurs. The screens will be a 'silvery' colour.	
2.9	Horizontal Banding – The Design Panel considered the horizontal banding prior to the meeting. CJB confirmed that the north elevation (which has no horizontal banding) looked stunning. It was agreed that the horizontal banding would be removed from the South elevation so that it was consistent with the North elevation. The banding on the East and West elevation will be retained as shown to the panel. Panel agreed this approach.	KSS
2.10	PS questioned the restriction on signage to the commercial units. ST confirmed that these would be controlled through the lease. RT commented the commercial units are now looking elegant. ML noted that this is dealt with by a separate planning condition.	
Summary		
3.1	<p>Summary – The Panel unanimously support the design of the school and the tower, subject to some further exploration of the following minor detailed matters:</p> <ul style="list-style-type: none"> • the layout of the concierge and potential for access from the street and from the lobby; • the change to the corner of the school hall; • the appropriate capping of the tower above the balconies; and • the removal of horizontal banding from the South elevation of the tower. 	
3.2	The details for the school will identify a location (or locations) for the brick artwork and this will be reserved for later consideration.	
3.3	DK confirmed a materials sample panel will be prepared for the Committee, but the colours for the tower will be reserved for consideration at a later date.	
3.4	<p>It was agreed that this was the last Panel meeting, and the details will be taken forward to the Planning Committee on 8th April 2013. The Officers Report must be completed for sign off on Monday 25th March 2013; therefore, a full set of details will be circulated by the end of Thursday 21st March 2013.</p> <p>The Panel Members will feed their comments back to Peter Sanders, who will provide the Panel's formal view to Officers.</p>	

Planning Sub Committee 8th April 213

Item No.

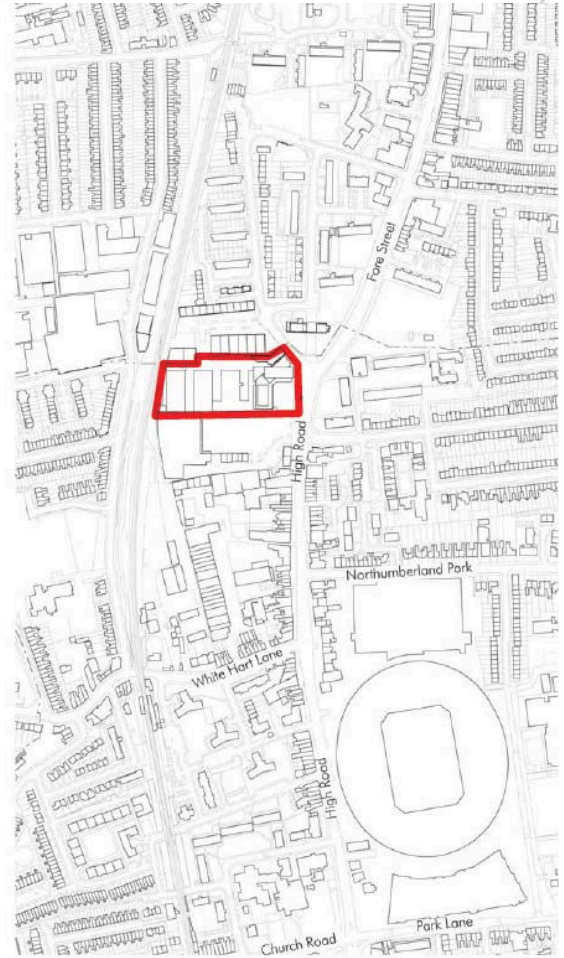
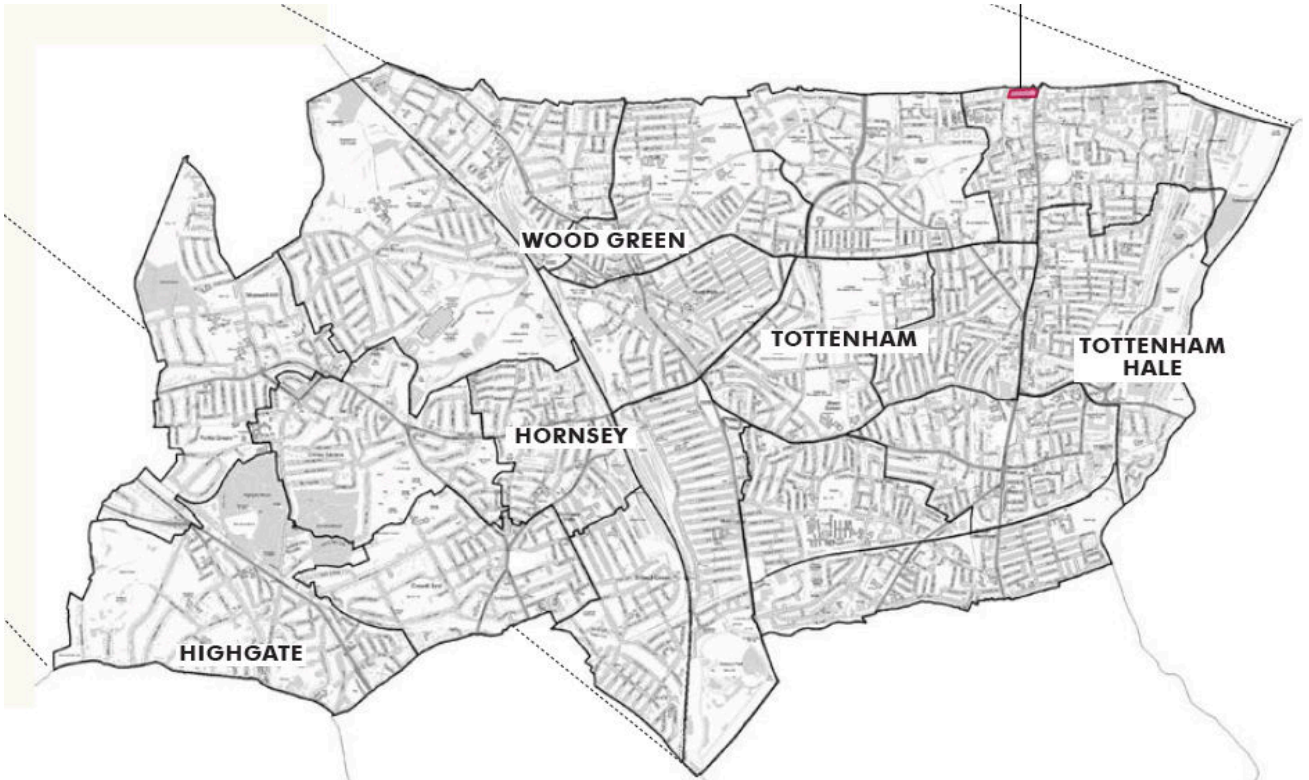
REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2013/0485	Ward: Northumberland Park
Address: Brook House, 881 High Road N17 8EY	
Proposal: Approval of details pursuant to Condition 5 (external design and appearance of the School elevations) attached to planning permission HGY/2012/2128.	
Existing Use: Vacant land - Former Industrial (Use B1/B2/B8)	
Proposed Use: Residential (Use Class C3); Education (Use Class D1); Commercial (Use Class B1, D1 & D2)	
Applicant: Newlon Housing Trust	
Case Officer Contact: Michelle Bradshaw P: 0208 489 5280 E: michelle.bradshaw@haringey.gov.uk	Terry Knibbs P: 0208 489 5590 E: terry.knibbs@haringey.gov.uk
PLANNING DESIGNATIONS: Defined Employment Area – Industrial Location Area of Archaeological Importance Road Network: C Road Adjacent to Conservation Area	
RECOMMENDATION DISCHARGE condition 5 (external design and appearance of the School elevations) attached to planning permission HGY/2012/2128.	
SUMMARY OF REPORT: The details of the school elevation, which are the subject of condition 5 attached to planning permission HGY/2012/2128, have been through a thorough design scrutiny by selected specialist at three separate Design Panel Meetings. The panel's comments have informed the final design the school elevations and the plans before the planning committee are the final scheme designs unanimously support by the Design Panel. Following the third and final Design Panel Meeting the proposed design for the school and tower (being assessed under a concurrent application reference HGY/2013/0487) were referred to Paul Finch OBE (former commissioner at CABE) who endorses the panels support for the final design of the school (and tower). It is recommended the condition 5 (external design and appearance of the School elevations) attached to planning permission HGY/2012/2128) be discharged.	

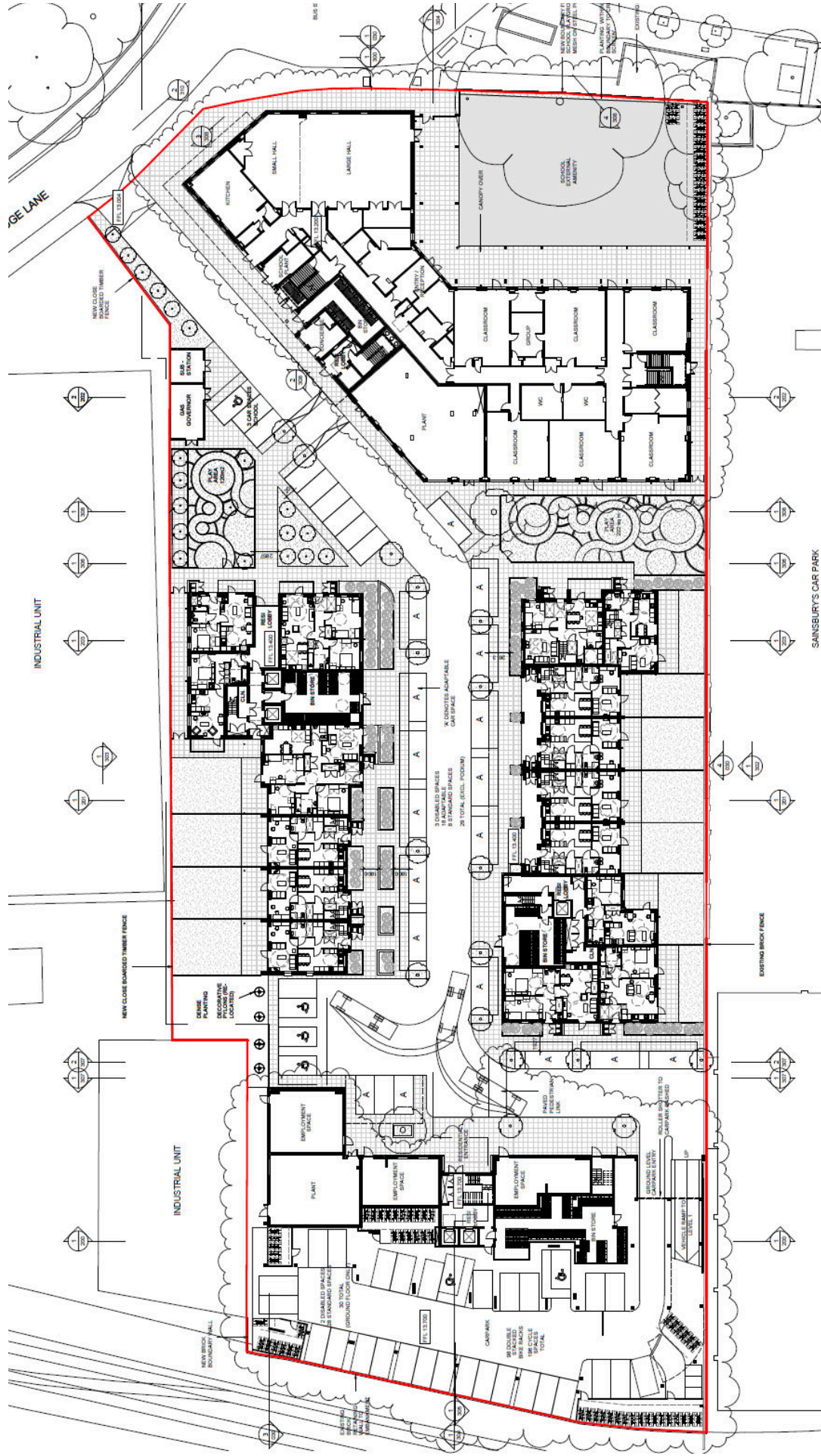
PLANS		
Plan Number	Rev.	Plan Title
PLANS		
100	PL03	GA GROUND FLOOR
101	PL03	GA 1ST FLOOR
102	PL03	GA 2ND FLOOR
103	PL03	GA 3RD FLOOR
104	PL03	GA 4TH FLOOR
105	PL03	GA 5TH FLOOR
106	PL03	GA 6TH FLOOR
107	PL03	GA 7TH FLOOR
108	PL03	GA 8TH FLOOR
109	PL03	GA 9TH FLOOR
110	PL03	GA TYPICAL 10TH – 20TH FLOOR
112	PL03	GA ROOF
MAIN ELEVATIONS		
300	PL03	EAST
301	PL03	WEST
302	PL03	SOUTH
303	PL03	NORTH
304	PL03	CENTRAL STREET LOOKING NORTH
305	PL03	CENTRAL STREET LOOKING SOUTH
306	PL03	NORTH SOUTH STREET LOOKING WEST
307	PL03	NORTH SOUTH STREET LOOKING EAST WEST
308	PL02	EAST BUILDING ELEVATIONS

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1.0 PROPOSED SITE PLAN

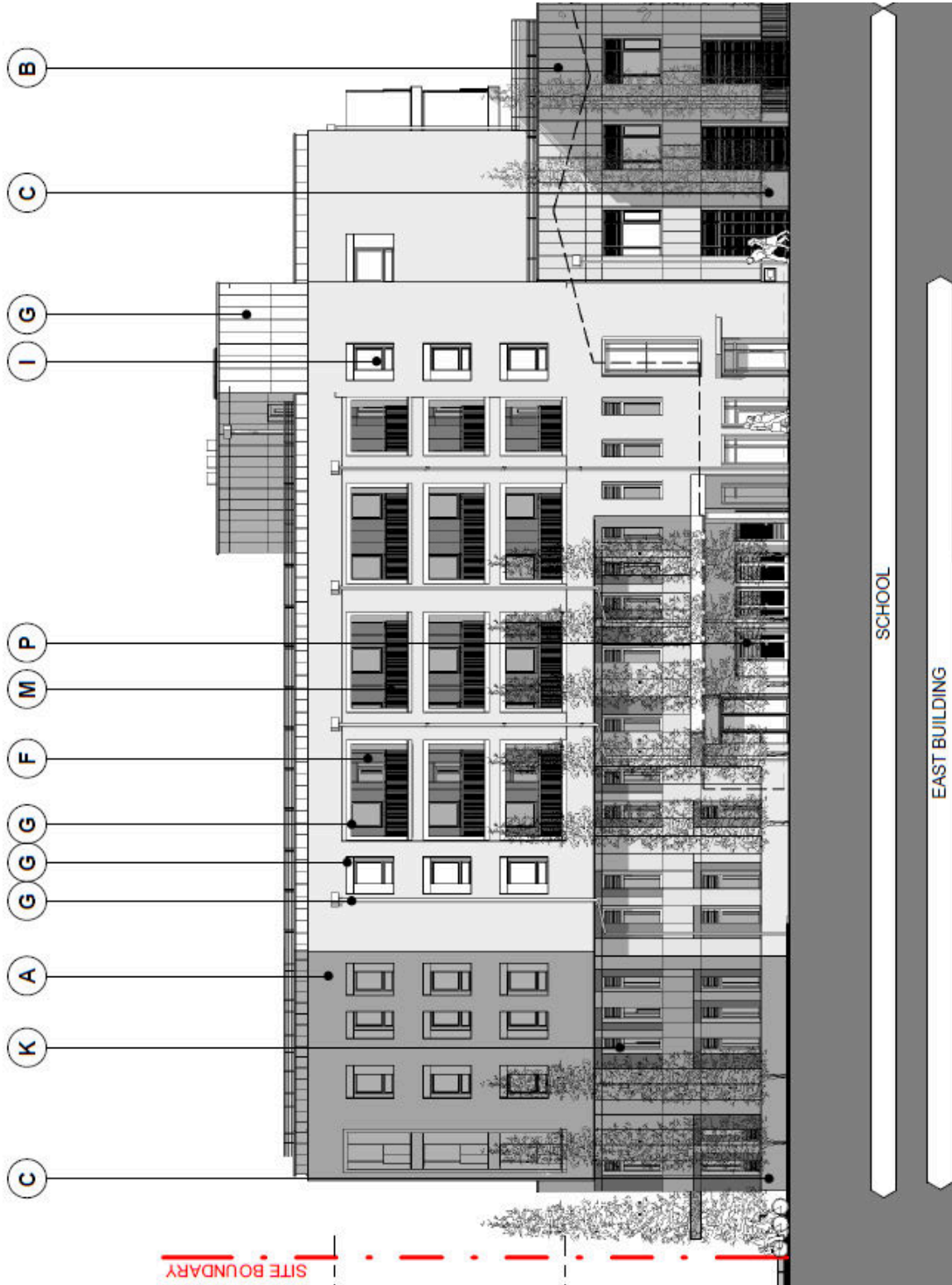


PROPOSED GROUND FLOOR PLAN

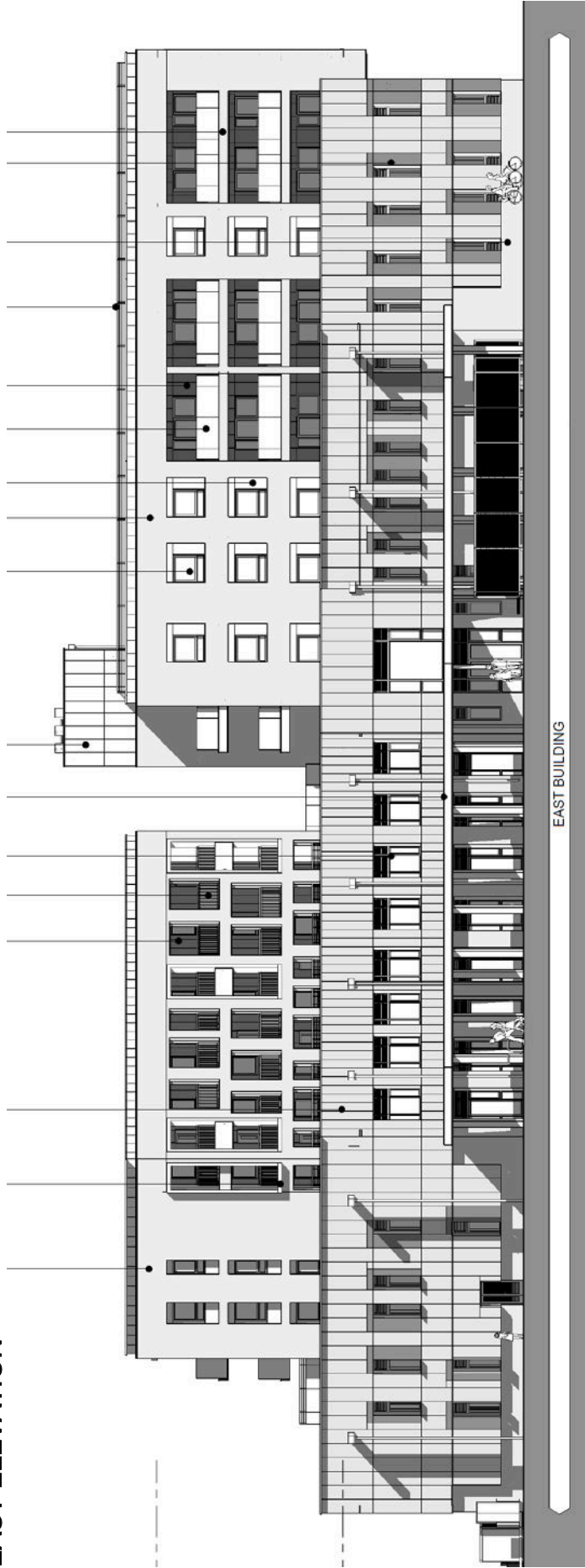


2.0 IMAGES

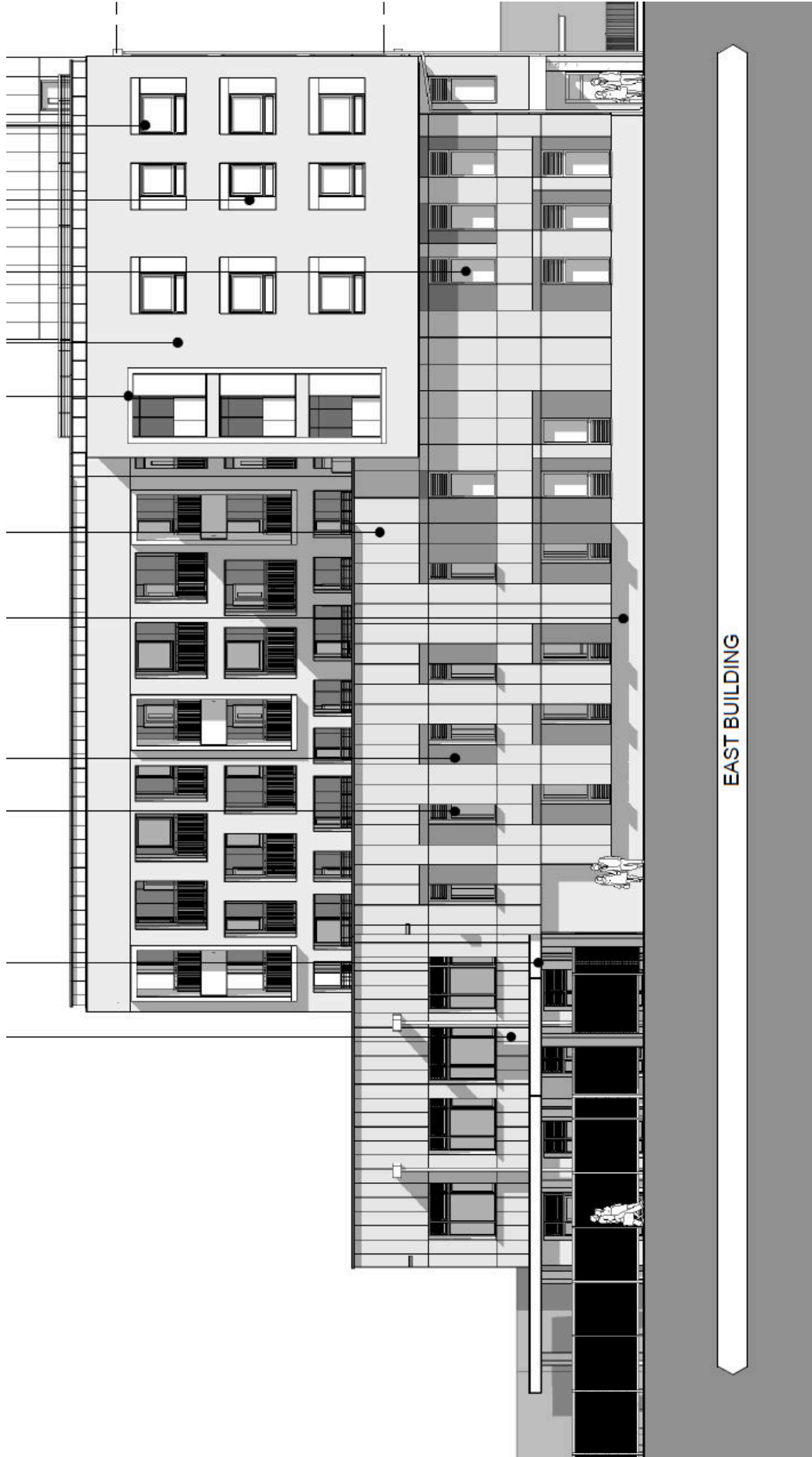




EAST ELEVATION



NORTH EAST ELEVATION



ORIGINAL SCHOOL DESIGN – HIGH ROAD EAST ELEVATION (LOOKING WEST)



SCHOOL - FRONT ELEVATION – VIEW LOOKING NORTH WEST



SCHOOL – REAR / SIDE ELEVATION – VIEW LOOKING SOUTH



3.0 SITE AND SURROUNDINGS

- 3.1 The application site is 1.04 hectares and is on the northern edge of the borough at the top end of Tottenham High Road bordering with Enfield. The site is bounded by Langhedge Lane Industrial Estate to the north, Langhedge Lane to the northeast, a bus stand and Tottenham High Road (A1010) to the east, Sainsbury's supermarket to the south and the Liverpool St.- Enfield Town-Cheshunt branch of the West Anglia Mainline to the west.
- 3.2 The surrounding area comprises a mix of uses - residential uses predominate to the west and east, industrial and residential uses to the north and retail and commercial uses to the south.
- 3.3 The site falls just outside of the North Tottenham Conservation Area which covers the area of the High Road to the east. A number of the buildings along the High Road are Grade II or locally listed buildings, though none of these are adjacent to the site. The nearest listed building is at 867 and 869 High Road to the south which is a Grade II listed 3 storey brick building.
- 3.4 There is a London Plane tree on the eastern edge of the site which is protected by a Tree Preservation Order (TPO).
- 3.5 The site is now vacant but had been in industrial use though it had been under-occupied for several years. The last occupier was Cannon Rubber Automotive Ltd. The industrial buildings are now mostly demolished. A high brick wall surrounds the site.
- 3.6 The Industrial Estate to the north comprises a row of six 2 storey warehouse units with two separate units located closer to the railway line. The warehouses are brick built and have pitched roofs. Beyond the industrial estate, the area is predominantly residential with a mixture of 4 and 5 storey blocks of flats and 2/3 storey terraces. A 9 storey residential block, Boundary Court, sits on the junction of the High Road with Fore Street adjacent to the site to the north. Across the High Road to the east is another predominantly residential area containing a 19 storey residential tower block known as Stellar House and a number of surrounding 3 storey terraces.
- 3.7 A Sainsbury's supermarket plus some small retail units occupies the site immediately to the south separated from the supermarket by a high brick wall of varying height up to approximately 6m.
- 3.8 The site has a good Public Transport Accessibility Level (PTAL) of 4 with buses along the High Road and White Hart Lane Station about 500m. to the south.

4.0 PLANNING HISTORY

4.1 Previous planning permissions relate mostly to the site's former industrial uses. The site's full planning history has been reviewed and there are no issues relevant to this current application apart from the most recent permission and the pending approval of details applications which are detailed below:

- Planning HGY/2012/2128 GTD 28-01-13 Former Cannon Rubber Factory 881 High Road London Comprehensive redevelopment of the Brook House (former Cannon Rubber Factory site), including the erection of a 22 storey building (plus a part top floor mezzanine) providing 100 residential units (use class C3) and 190 sqm of commercial floorspace (use class B1, D1 and D2), two buildings of 6 and 9 storeys respectively providing 101 residential units (use class C3) and a part 2/part 5 storey building comprising a 2,388 sqm 2 form entry primary school (use class D1) and 21 residential units (use class C3), together with associated car and cycle parking, refuse stores, highways, infrastructure, open space and landscaping works.
- Planning HGY/2013/0351 PENDING---Former Cannon Rubber Factory 881 High Road Tottenham London - Approval of details pursuant to conditions 6 (microclimate), 7 (Construction Management Plan and Construction Logistics Plan), 8 (control of construction dust), 9 (contaminated land), 10 (piling method statement (Thames Water and Environment Agency)), 11 (water supply infrastructure), 12 (tree works), 13 (tree protection), 14 (drainage), 15 (heat network), 17 (archaeological mitigation), 18 demolition method statement (Network Rail), 19 (vibro-compaction machinery (Network Rail)), 20 (ventilation), 24 (hours of construction), 26 (scaffolding (Network Rail)), 27 (secured by design), 29 (lifetime homes), 30 (wheelchair accessible units), 31 (cycle parking), 32 (parking), 33 (electric vehicle charging points),, 35 (commercial opening hours), 36 (flood risk (Environment Agency)) and 43 (waste storage and recycling) attached to planning permission HGY/2012/2128
- Planning HGY/2013/0485 PENDING---Brook House, 881 High Road London Approval of details pursuant to Condition 5 (external design and appearance of the School elevation) attached to planning permission HGY/2012/2128.
- Planning HGY/2013/0487 PENDING---Brook House, 881 High Road London Approval of details pursuant to Condition 4 (Design) attached to planning permission HGY/2012/2128.

RELEVANT PLANNING POLICY

5.1 The planning application is assessed against relevant national, regional and local planning policy, including relevant policies within the:

- National Planning Policy Framework
- The London Plan 2011
- Haringey Local Plan: Strategic Policies
- Haringey Unitary Development Plan (2006) (Saved remnant policies)
- Haringey Supplementary Planning Guidance and Documents

5.2 For the purpose of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the London Plan 2011, the Haringey Local Plan 2013 and 39 remnant saved policies in the Haringey Unitary Development Plan 2006.

National Planning Policies

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

Regional Planning Policies

The London Plan 2011 (Published 22 July 2011)

Policy 5.3 Sustainable design and construction
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration

Local Planning Policies

Local Plan 2013 – 2036 (17 Strategic Policies (SP))

SP11 Design
SP12 Conservation
SP15 Cultural and Leisure

Haringey Unitary Development Plan (Adopted 2006) (Saved Remnant Policies)

UD3 General Principles
CSV5 Alterations and Extensions in Conservation Areas

Haringey Supplementary Planning Guidance and Documents

SPG1a Design Guidance (Adopted 2006)
SPG2 Conservation and Archaeology (Draft 2006)
SPG5 Safety By Design (Draft 2006)
SPD Housing
SPD Sustainable Design and Construction

6.0 CONSULTATION

6.1 A Design Panel was set up specifically to assist in the design development of the school and tower. The panel consisted of the following members:

Peter Sanders (Levitt Bernstein) (Chair);
Jamie Dean (GLA);
Mark Smith (GLA);
Sophie Camburn (Arup);
Cllr John Bevan (LB Haringey Design Champion); and
Richard Truscott (LB Haringey Design Officer)

7.0 RESPONSES

7.1 The Design Panel endorse the design and final plans of the tower (and school) which are now the subject of this application. A letter from the Chair of the Design Panel along with minutes from each of the Design Panel meetings is provided in the Appendix of this report.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 This application seeks approval of details pursuant to Condition 5 (external design and appearance of the School elevations) attached to planning permission HGY/2012/2128.

External Design and Appearance of the School Elevations

5. Notwithstanding the external design details for the 2 storey school submitted as part of the application, full details of the external appearance of the school building are to be submitted to and approved in writing by the local planning authority prior to the start of construction works on the superstructure of the school building and the building shall be completed in accordance with the approved details.

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

8.2 The NPPF sets out the over-arching policy for design and emphasises its importance and indivisibility from good planning and sustainable development. Paragraph 60 states that planning decisions: "should not attempt to impose architectural styles or particular taste 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.” This approach is reflected in Chapter 7 of the London Plan, Haringey Local Plan Policy SP11 and UDP policy UD3 ‘General Principles’.

- 8.3 London Plan policy 7.4 (Local Character) requires development to provide a high quality design response having regard to the pattern and grain of the existing spaces and streets; the urban structure and surrounding historic environment. Furthermore policy 7.5 (Public Realm) supports development that enhances the public realm. Policy 7.6 (Architecture) says that new development should be of the highest architectural quality, whilst also being of an appropriate proportion and scale so as not to cause unacceptable harm to the amenity of surrounding land and buildings, especially where these are in residential use.
- 8.4 Policy SP11 ‘Design’ in the Local Plan Strategic Policies and UDP Policies UD3 ‘General Principles’ and SPG1a ‘Design Guidance’ set out the Council’s general design principles for new development in the Borough.
- 8.5 The details of the school elevation, which are the subject of condition 5 attached to planning permission HGY/2012/2128, have been through a thorough design scrutiny by selected specialist at three separate design panel meetings. The panel’s comments have informed the final design the school elevations and the plans before the planning committee are the final scheme designs unanimously support by the Design Panel.
- 8.6 The main changes to the design of the school elevation are summarised as follows:
- The school facades have been made more open and playful by:
- Enlarging window openings
 - Varying the panel breakup of the façade
 - Using a simple colour scheme, but introducing a bold colour within the window reveals which ties in with the school's identity
 - Adding a brickwork base which steps up and down to express the interior function of the school
 - Opening the concierge to the street for better natural surveillance by reducing the bin store corridor adjacent
 - Providing more glazing to the energy centre to allow views in
- 8.7 Following the third and final Design Panel Meeting the proposed design for the school and tower (being assessed under a concurrent application reference HGY/2013/0487) were referred to Paul Finch OBE (former commissioner at

CABE) who endorses the panels support for the final design of the school (and tower).

- 8.8 Officers are satisfied that the design changes made to the proposed school facade result in a high quality building and design outcome and meet the requirements of the relevant planning policy set out in the London Plan (2011), Haringey Local Plan (2013) and Haringey Unitary Development Plan (2006).
- 8.9 On this basis, it is recommended that condition 5 (external design and appearance of the School elevations) attached to planning permission HGY/2012/2128) be discharged.

9.0 RECOMMENDATIONS

DISCHARGE condition 5 (external design and appearance of the School elevations) attached to planning permission HGY/2012/2128.

INFORMATIVE:

Details of the location and detailing of any proposed brick art to be incorporated into the fabric of the building (which are to be created by the children of the school), shall be submitted separately to the Local Planning Authority prior to the occupation of the school, unless otherwise agreed in writing by the Local Planning Authority.

10.0 APPENDIX

DESIGN PANEL FINAL REPORT FOR THE NEWLON GROUP MIXED DEVELOPMENT PROJECT FOR THE CANNON RUBBER FACTORY SITE

22 MARCH 2013

DESIGN PANEL MEMBERS

Peter Sanders (Chair)
Sophie Camburn, Arup
Jamie Dean, GLA
Mark Smith, GLA
Cllr. John Bevan, LB Haringey
Richard Truscott, LB Haringey

DESIGN PANEL REMIT

To consider the detailed appearance and materials of the elevations of the tower and of the school element of the eastern block, which were left unapproved and conditioned to be subject to further design work when full planning consent was granted for the project. These are conditions 4 & 5.

DESIGN PANEL MEETINGS HELD

Notes of panel meetings held on 27 February, 12 March and 19 March 2013 at the Council's Planning Department offices are appended to this report. Those present at these meetings are listed on the respective notes.

PURPOSE OF DESIGN PANEL MEETINGS

The purpose of the three meetings held was for the design panel to consider the proposals put forward by the project design team for the detailed appearance and materials of the elevations of the tower and of the school element of the eastern block and to work with the design team and their client and client's representatives in such a way as to be able to come to a conclusion as a panel on whether or not the proposals as finally arrived at should be submitted with a recommendation by the Planning Department for approval of conditions 4 & 5 by the Council.

THE PROCESS OF THE DESIGN PANEL MEETINGS

Details of the proposals were presented at each meeting by the design team and discussed. Matters raised are listed in the appended meeting notes. In addition to design matters considered fixed by the design team, various options on certain parts of the design were presented for discussion. These are also noted in the appended meeting notes, as are notes of design issues raised by the design panel, some of which led to changes being incorporated in the scheme design.

RESULTS OF THE DESIGN PANEL MEETINGS

Though a process of detailed questioning and discussion of design issues and a positive response by the design team working with their client, a number of matters were resolved and, in the view of the design panel, significantly improved. Relevant drawings and illustrations of the scheme were updated accordingly by the design team to produce final drawings and illustrations for submission for approval. Notes of this process are in the appended meeting notes.

DESIGN PANEL CONCLUSION

At the last meeting the panel unanimously supported the design of the school and the tower, subject to further exploration of the following matters:

- the layout of the concierge and potential for access from the street and from the lobby
- a change to the corner of the school hall
- the appropriate capping of the tower above the balconies
- the removal of horizontal banding from the South elevation of the tower

Having examined revised drawings and illustrations which incorporate changes made to take account of the matters noted above, the panel is satisfied that these have all been adequately dealt with.

The panel is therefore happy for the proposals for satisfying conditions 4 & 5 of the granted approval to be recommended for approval and that:

1. Colours of visible rainwater pipes to be subject to further approval under condition 3.
2. Cladding and metal balcony railing and panel colours to be subject to further approval under condition 3.
3. The school art panel to be subject to the submission of details to be submitted for later approval.

Peter Sanders – Design Panel Chair

Cannon Rubber Design Panel Meeting 27th February 2013 – Meeting Minutes

Panel Representatives

- Cllr John Bevan, LB Haringey (CJB);
- Richard Truscott, LB Haringey (RT);
- Jamie Dean, GLA (JD);
- Sophie Camburn, Arup (SC); and
- Peter Sanders (PS).

Attendees

- Michelle Bradshaw, LB Haringey (MB);
- Sarah Timewell, Newlon (ST);
- Mike Levey, Newlon (ML);
- David Keirle, KSS (DK);
- Daniel Blackburn, KSS (BD);
- Cathy Chapman, KSS (CC); and
- Jon Murch, Savills, JM.

Apologies

- Terry Knibbs, LB Haringey (TK)

No.	Comment	Action
School		
1.1	DK/ DB identified that there were 4 design/cladding options for the school: <ol style="list-style-type: none"> 1. Brick plinth with randomised window pattern 2. Abstract Stag Logo (School Logo) 3. Abstract version of option 2 – Breakdown of pattern in the glazing and cladding elements 4. Lively coloured cladding in randomized pattern 	
1.2	ST Advised that there has been a number of consultation discussions with the school	
1.3	SC sought clarification of access and boundary treatment/PS asked about the location of the boundary and back of pavement	
1.4	DB stated that a 2.8m high fence is proposed to the front boundary	
1.5	DK commented that the high road curves away at this point	
1.6	DB advised that a deep pavement exists in the section where the site begins	
1.7	ST commented that a sum of money through the s106 committed to highway/pedestrian improvements to the frontage – designed by LBH Highways	
1.8	PS asked if the applicant/design team are open to the type of materials used on the school	
1.9	ST/DB confirmed that they are open to type of materials used	
1.10	PS sought clarification that the cladding was powder coated/ anodised aluminium.	
1.11	SC inquired about the plant room to the rear of the school	
1.12	ST advised that the plant room was going to be made a feature – lit up and visible so that the inner workings of the plant can be observed	
1.13	JB sought clarification in relation to the balconies of residential units	
1.14	DK advised that they are to be punctuated with holes	
1.15	ST commented that this design provides greater privacy	
1.16	SC sought clarification on how the facade interacted with the street.	
1.17	PS asked about issues in relation to maintenance/damage to the cladding if extended to near ground level and noted that at lower level (reach level) a more robust material (brick) was required.	
1.18	ST/DB advised that this is just one option	

1.19	SC commented that it is equally important to address the detailing at the top and that the coping detailed needed to be looked at to avoid streaking.	
1.20	ST advised that the design team has had long discussions about this issue and how to ensure that you don't get streaking	
1.21	PS asked that the height of the brick plinth be clarified.	
1.22	SC sought clarification on the roof which DB confirmed was a brown roof.	
1.23	SC asked about lighting	
1.24	DB advised that there hasn't yet been a detailed design process around lighting but that there will be some lighting on the building	
1.25	PS asked about the transparency of the fence	
1.26	DB confirmed the to be wire mesh	
1.27	ST commented that a green shield (to be planted along the front boundary) is subject of a condition of consent	
1.28	ST asked/suggested that perhaps the antler design could be part of the fence design	
1.29	JD suggested that an artist could work with the children of the school	
1.30	ST commented that the school is quite keen to involve the children in the process	
1.31	SC discussed an example of a fence where the design allows you to run a pen/stick along the fence and it plays a song	
1.32	PS commented that the overall design approach of the school should be welcoming but not "in your face", but not mundane or "blocky"	
1.33	RT sought clarification as to how far the cladding extended around the building	
1.34	PS commented that it can be odd where there is a design change at the corner and that a building is usually more successful when there is uniformity in this respect	
1.35	PS commented that on option 2 the stag head is almost separate from the cladding itself	
1.36	DK commented that given the location of the entrance you have to do something with the corner of the building	
1.37	ST commented that the option 2 was least preferred by the school and option 1 was most preferred by the school who want a design which is simple, of quality and where the design wont date	
1.38	RT asked if the school was wanting something more classical	
1.39	ST commented that the school considers option 1 more "robust"	
1.40	JD stated that the elevation should either be image and cladding or cladding and brick plinth but not both.	
1.41	PS stated that the elevation could be simple given the proximity to the conservation area.	
1.42	PS stated that materials need to be kept simple.	
Tower		
2.1	DK advised that the tower not as tall as originally planned which was to be 25/26 storeys	
2.2	RT questioned if the glass element was just on the eastern side	
2.3	DK confirmed this to be the case	
2.4	PS questioned if the floor layout had changed/was previously more complicated	
2.5	DK confirmed that they had gone through a process of simplification of the internal layout	
2.6	PS sought clarification in relation to the balconies	
2.7	DK advised that only projecting balconies provided on the northern facade – added additional design interest	
2.8	SC stated that it looked like there were two towers with two different treatments stuck together (one design and one side and something different on the other)	
2.9	PS commented that there seems to be a dichotomy between what it does and what it looks like	
2.10	JD queried whether two separate proportions are successful or whether to just make it singular	
2.11	PS stated that a tower is vertical it should be made to look vertical and that there were a lot of design elements proposed.	
2.12	PS sought clarification that the tower materials	

2.13	DK confirmed that two materials are proposed – glass and cladding (in 2 colours): an olive colour to tie in with the residential and a green to tie in with the school	
2.14	PS sought clarification that the tower cladding was anodised aluminium.	
2.15	DB advised that this had been considered as the first option but was found to be too expensive	
2.16	SC felt the tower was too busy but liked the twisting balcony detail on the lower tower element.	
2.17	JD felt that there were too many things going on and preferred just having one colour for the tower. Liked that the olive is a closer tonal match to the brick	
2.18	SC/ JD/ PS/ / RT preferred the design treatment of the shorter tower element.	
2.19	CJB wants to see a simple design approach and preferred the northern elevation of the tower and questioned the two colours	
2.20	SC talked about the “twist” being a rubix cube like design which adds interest	
2.21	JD wanted to see one design approach for tower as a whole – adopting either strategy but on both sides	
2.22	RT felt that what was effective on the southern side was the grouping of floors	
2.23	SC stated that the south facing facade of the tower would be better with the balconies terminating at the top	
2.24	RT identified the need for spandrel panels between the vertical slots.	
2.25	RT stated that there should be no more than 2 colours used with maybe a third for the spandrel panel.	
2.26	RT considered that the horizontal bands need to be deeper/thicker white element	
2.27	RT commented that it is important that the tower has a “3-dimensionality”	
2.28	RT discussed the side openings in the balconies	
2.29	DK stated that they could be made larger	
2.30	PS concurred that making them larger would be positive so that there is more of a view out of them rather than just a glimpse	
2.31	SC stated that at the top balconies should be south facing and therefore turned around compared to the design presented – providing a better orientation and view down Tottenham High Road	
2.32	DB confirmed that it’s no more than a cladding change to reverse the “cubic swing”	
2.33	JD reiterated that it should be a uniform treatment either side	
2.34	PS asked if the top of the northern tower element could be reduced.	
2.35	JD requested that three options be provided showing: i) All of the tower picking up the rotating balcony detailing; ii) All of the tower with rotated elements; and iii) A more playful option.	
2.36	JD commented that it would be interesting to see a number of options including to see if the “non-rotated” option gives the elegant of the northern elevation	
2.37	RT asked everyone’s opinion of the balconies	
2.38	ST commented that all the recessed balconies would be more useable and feel safer from a residents point of view	
2.39	RT stated that he preferred the recessed balcony approach and the protruding balconies should be removed.	
2.40	PS asked about the fit out of the commercial units at ground floor level and shopfronts	
2.41	ST stated that the s106 set out that the units are to be used in conjunction with the use at 639 High Road N17	
2.42	SC stated that she did not consider the workspace at ground was yet resolved in terms of hierarchy of entry points and that the commercial units compete for front entrance status. The entrance to the tower doesn’t say “front door”	
2.43	PS asked about the concierge	
2.44	ST advised that the concierge could be located within the tower	
2.45	RT concerned about the issue of roller shutters to the commercial units	
2.46	JB concurred with RT’s comment regarding roller shutters which could devalue the residential units. Also raised issue of general security	
2.47	DB confirmed that there would be lighting around the entrance	
2.48	SC commented that there was not a consistent approach to the width of the	

	corners/brick plinths on the commercial units	
2.49	PS commented that the design panel (for the original planning application) originally criticised this for being a service area	
2.50	RT requested the ground floor/ commercial space be reviewed to ensure an appropriate solution.	
2.51	RT asked about the green projection at 1 st /2 nd floor level and asked if you could stand there	
2.52	DB confirmed that it is like an extra half landing which provides residents with views back down the new street within the development	
2.53	DK confirmed that the design team would come back with 3 options to be discussed at a second design panel meeting	

Cannon Rubber Design Panel Meeting 12th March 2013 – Meeting Minutes

Panel Representatives

- Peter Sanders (PS);
- Mark Smith, GLA (MS);
- Sophie Camburn, Arup (SC);
- Cllr John Bevan, LB Haringey (CJB); and
- Richard Truscott, LB Haringey (RT).

Attendees

- Michelle Bradshaw, LB Haringey (MB);
- Sarah Timewell, Newlon (ST);
- Mike Levey, Newlon (ML);
- Lowes Casey, E-Act (LC);
- Daniel Blackburn, KSS (BD);
- Cathy Chapman, KSS (CC); and
- Jon Murch, Savills (JM).

Apologies

- Terry Knibbs, LB Haringey (TK)

No.	Comment	Action
School		
1.1	DB Introduction. Set out amendments/design changes to the scheme taking on board the comments from the first design panel meeting on 27 th February. School <ul style="list-style-type: none"> - Brick plinth sits at 1100mm – continuous with the window cill - Random pattern of windows – now clear glass but lowest 1500mm so no significant overlooking and allows the facade to be more active including at night time - Canopy – brought right around the building – processional entry - Brickwork – more textured finish (perhaps through how the brick course) – possible opportunity for children to make the bricks - Cladding – decided on a simple and rational cladding design – olive green highlight colour – slightly toned down – more conservative colour 	
1.2	SC sought clarification on the material of the canopy. DB confirmed steel frame with single ply membrane.	
1.3	SC sought clarification as to what type of brick we would be using. DB confirmed it would be an engineering brick. PS – asked so a choice of blue, black, brown? DB confirmed that is correct.	
1.4	RT asked if it would be possible to use different colour bricks. MS asked if it	

	would be possible for the bricks to be painted to give them a 'glazed' look. DB confirmed that this was potentially possible but it would have an impact on costs and the design team wants to keep the palette of materials fairly simple. Don't want to have too many competing factors. Also if the children make the bricks that is another competing factor.	
1.5	MS noted that the canopy stretching around the front elevation was a good thing.	
1.6	PS sought clarification as to the location of the school sign board – DB confirmed that the team had not got to this stage of the design. MS/ SC noted that lettering could be incorporated within the canopy design or to the right hand side of the canopy entrance where there is a section of blank brick facade. LC stated that the signage needs to be consistent with the schools colour palette. RT stated the signage should be part of the architecture.	
1.7	MS sought to have a more bold entrance. PS concurred.	
1.8	CC provided a sample of the Olive Green cladding colour.	
1.9	PS sought clarification on the official school colours. LC confirmed the school colours are gold, white and dark purple (although they did not wish the dark purple colour to appear on the school building)	
1.10	MS was concerned about the potential dead frontage of the school sports hall and queried whether larger windows at higher level could be incorporated to provide more of a view into the space. CJB echoed this concern. DB stated that the design team had moved away from a uniform pattern in response to comments made during the progression of the planning application. LC confirmed that he did not have a strong opinion on whether the windows be larger or smaller at high level. RT queried whether there was the potential for the smaller windows to be grouped interspersed with recessed panels to give the impression of larger windows. SC stated that larger windows to provide a view into the upper part of the sports hall would recognise something 'big' is happening within the space. CJB commented that the planning committee had criticized the front facade of the school building. Asked why the windows needed to be randomized. Could there not be uniformity in the window positioning? DB commented the impression was that the planning committee criticised the austere facade and the limited amount of glazing which was not helped by the colour – hard facade. The current proportion of window pattern is trying to put a sense of animation into the facade.	
1.11	RT commented that he was surprised so few windows in the south facing facade at ground floor level. ST asked what the school would like. LC confirmed that they had not particular preference.	
1.12	DB commented that there would be no mechanical ventilation. Low level louvres. RT queried whether solar shading was required. DB confirmed that the large tree on the High Road provided significant/ sufficient shading in summer and provide more daylight/sunlight in winter months.	
1.13	PS queried if the colour of the recessed panel within the school elevation could be the same as with the residential above to provide a visual link. RT noted that he would prefer a strong colour and that he liked the window reveals in a bold yellow colour. LC stated that he would prefer something simple and would like to keep the palate as limited as possible. LC no objection to the pale green.	
1.14	PS noted that the detail of how the cladding and brick threshold would need to be explored to prevent it being possible to remove the cladding. RT queried whether there could be a level threshold. PS suggesting raising the brickwork level. Could be a place for signage – "super-graphic". PS asked the name of the school. LC confirmed school name is "Hartsbrook" and stated they did not want a "super-graphic".	
1.15	PS queried what management arrangements were in place for rubbish bins. PS concerned the bins would be left outside on the pavement (entry road within the site). DB confirmed that the school/kitchen had its own bin store. ST confirmed that it would be part of Newlon's management strategy for the site and that there is a 24 hour concierge who would monitor this.	
1.16	SC/ MS queried the potential to 'flip' the concierge office and bin store to allow for views towards the entrance to the site and to have visibility into the school	

	kitchen from the street. LC confirmed that the school would not mind this as long as it doesn't compromise the internal space available.	
1.17	RT really encouraged the applicants to have pavement on the right hand side entry road to the site. DB raised concern that there is existing industrial use on the RHS and wanted to keep pedestrians away from this area but there was potential for a pavement. PS commented that there could be climbing plants against the wall here rather than a planted bed which would give more room for a pavement and could be cheaper. Form part of the Landscaping condition. SC concurred – don't want the entrance to feel like a service yard.	
1.18	PS queried if a design for the plant room was available and noted that the more that can be seen of the equipment the better. DB confirmed that the boiler equipment can fit through a standard double door. PS asked if the gas engine required a separate compartment. ML confirmed that there would be 3 gas engines and they do not require a separate compartment.	
1.19	JM confirmed with the design panel that 'Dove Skin Green' and 'Spectrum Yellow' and "Ocean Grey" were the agreed cladding material for the school.	
1.20	MS queried what the detailing would be for the fence at the front of the site onto the High Road. DB confirmed that it would be more substantial than a chain link fence which allowed climbing plants. RT confirmed that he would liaise with his colleague in highways to find out more detail about the design arrangements at the front of the site.	
1.21	ML stated that the brick plinth to the right of the school entrance should be the same size as the school entrance. MS concurred. Yes anything which makes the entrance bolder.	
1.22	SC - The Design Panel noted that the design for the school was almost there. Like the amendments made so far. Going in the right direction. SC added that the last element to look at was the eastern elevation and the other details discussed today.	
Tower		
2.1	DB Introduced the design changes/options for the tower - 5 options provided. DB confirmed that the preferred approach was for the 'hybrid' option. SC stated that the revised design proposals were an improvement as the building looked more 'unified' and that the ground floor was working better.	
2.2	PS questioned if the design now does away with all the projecting balconies. DB confirmed that this is the case. PS confirmed that he was happy with the glass balustrade to the communal areas.	
2.3	The Design Panel confirmed they were all happy that the ground floor area was more successful and they were happy with it but queried what controls would be placed on the commercial units in terms of signage. It was agreed that a signage strategy should be designed in to keep the approach uniform. MS concerned about the pedestrian route to the tower – no crossing and a car parking space in front of most practical route. PS/MS agreed that a revisit to this aspect of the design would be worthwhile. RT commented that it would be nice to have a pair of trees either side of the entrance. DB confirmed there were some areas of tweaking can be looked at.	
2.4	MS queried whether there was the potential to use a perforated screen instead of a solid element on the 'enclosed' balcony elevation. DB confirmed this would be possible and could work well. RT suggested glass for the balconies. DB/SC did not wish to see glass on the private balconies.	
2.5	SC queried the success of the bright green cladding within the balconies and whether this would date. RT stated that he would like the cladding to be dark and rich. CC stated that the design team were still exploring potential options for cladding colour.	
2.6	SC stated that the north elevation was still random and less successful than the southern elevation. RT noted that the western elevation should be repeated on the eastern side of the tower but that the central horizontal stripe should be removed.	
2.7	RT/ SC noted that they were not keen on the continuous vertical strip within the elevations. SC discussed the plane of the "finger" of the tower. PS suggested it	

	would be useful to have a larger scale drawing of this feature.	
2.8	PS asked about the colour/material of the rainwater equipment. ML confirmed that if they were hidden likely to be plastic. If they are visible likely not to be plastic.	
2.9	RT sought clarification as to how the central balcony strip works within the elevation as it was not clear on the CGI's. DB explained that the CGI's did not show this element accurately as the balconies would not be recessed. RT queried whether they should be 'boxed' with green surrounds. SC stated the CGI should be reviewed to ensure that the central balconies were shown accurately.	
2.10	The following points were the agreed outcomes of the meeting: <ul style="list-style-type: none"> • The 'hybrid' option was the preferred approach but this needed to be explored further; • The balcony strategy needs to be explained more; • The northern elevation needs to be more ordered and in line with the southern elevation; • A better/ more accurate view on the central balconies needs to be provided; and • MB noted that the report to committee needs to be finalised by the 25th March in order for the scheme to make the April committee. 	
2.11	Date and time of next meeting is 10:00 on Tuesday 19 th March at the Council's offices.	

Cannon Rubber Design Panel Meeting 19th March 2013

Panel Representatives

- Peter Sanders (PS);
- Mark Smith, GLA (MS);
- Sophie Camburn, Arup (SC);
- Cllr John Bevan, LB Haringey (CJB); and
- Richard Truscott, LB Haringey (RT).

Attendees

- Terry Knibbs, LB Haringey (TK)
- Michelle Bradshaw, LB Haringey (MB);
- Sarah Timewell, Newlon (ST);
- Mike Levey, Newlon (ML);
- David Keirle, KSS (DK);
- Daniel Blackburn, KSS (BD);
- Cathy Chapman, KSS (CC); and
- Samruti Patel, Savills (SP).

No.	Comment	Action
School		
1.1	DB Introduction. Set out amendments/design changes to the scheme taking on board the comments from the previous design panel meetings.	
1.2	DB provided an explanation of the implementation of a signage and colour strategy to the school entrance; yellow reveals; and simplifying the window arrangement so that it is line with the residential above. The use of the same language for the glazing through the courtyard as on the High Road access whilst ensuring that the difference between the school and residential above is still evident. Level of brickwork taken up to 1200mm or first floor. Language of the brickwork indicating the entrances.	
1.3	North entrance – DB explained that the classrooms will have glazed portions	

	<p>with louvres. There will be no mechanical ventilation. [Note that there will be mechanical ventilation to the classrooms] The plant room will also be naturally ventilated with glazing and louvre surrounds for ventilation.</p> <p>DB confirmed to PS that there is not a danger of the amount of glazing being reduced to get the ventilation required. The louvers will be Aluminium and will be colour powder-coated to match the window frames of the school.</p>	
1.4	DB confirmed the Gas Governor is a separate building. It is not within the school.	
1.5	PS noted that the proposals for the school were a great improvement. It was noted that the concierge has been moved to the corner and has been provided with a direct access from the street. ST advised that the provision of a direct street access was a security concern and that she will need to check whether this was acceptable to Newlon's housing team.	ST
1.6	<p>MS queried whether the concierge could have two accesses - one from the residential lobby and the other from the street. ST noted that there can be no loss of floorspace to the school as a result of any changes to the concierge. In addition, the concierge cannot be made smaller. ST noted that the provision of full glazing for the concierge may also pose security risks. MS queried whether the concierge could be cut back and the first floor overhung to retain floorspace. CC confirm this can be explored further.</p> <p>The concierge options will be explored further and details will be circulated to the Panel by close of business Thursday for sign off.</p>	KSS
1.7	RT commented that really pleased that the rainwater piles are shown on the drawings and that this is helpful.	
1.8	PS queried how the bin store will be ventilated. DB confirmed it would have mechanical ventilation and louvers. It is hoped that this strategy will ensure no odour spill onto the street.	
1.9	CJB commented that the windows to the corner of the entrance/school hall appeared disjointed. DB explained that the idea is to create a playful and active appearance in this location. RT suggested that the design be as per the detail shown on page 6 of the presentation material but also include detailing which goes around the corner. CC confirmed that this can be looked at. RT commented that the treatment here should be fairly rational and logical rather than a random pattern.	KSS
1.10	<p>The indicative landscaping details for the off-site public realm works were discussed. ST explained that Newlon would pay the Council's s106 monies and the Council would be responsible for designing and carrying out the work. RT advised that he had spoken to LBH Highways department regarding the adjacent highway works and that sketch drawings had been done but detailed plans would not be drawn up until s106 monies paid. So the detailed design won't be available for some time. The Councils Highways Team would design the area but this would need to be agreed with TfL.</p> <p>MS asked whether the indicative planting bed adjacent to the front boundary fence would be a raised planter. DB advised that likely to be a ground level planting with bollards in front. MS suggested that a raised planter could be useful and provide additional public seating in this location. ST/CC confirmed that there would be planting on the school side of the fence to create a green screen. This is dealt with through a separate planning condition.</p>	
1.11	<p>Materials – CC tabled samples of the brick and, cladding and window colours. SC noted that she was happy with the grey and yellow, and the colour of the window frame. CC confirmed that the school just want "quiet" colours. ST confirmed that the school is happy with the choice of materials. The materials tabled at the time included: Brick – Hanson Harborough Buff Multi (Residential and Base of tower); A standard blue/grey engineering brick is proposed for the base level of the school building. School cladding colours: Doeskin (Light neutral beige/green); Spectrum Yellow (Bright Yellow) and Malt Akzo (Dark Grey). The residential would be Matt Inver (Olive Green) (window frames) and</p>	

	Vive Pale Olive (Recesses and walkways). The downpipes are to be colour coated aluminium and will be coloured to match the building on which they are located. RT questioned what colour the downpipes would be where they are located both on the residential building and school building and suggested that perhaps they should be grey throughout the development. CC/DB confirmed that this would be looked at further.	
1.12	<p>School Art Bricks – ST explained that the school may not have a budget for the school art and it is not known when the precise details of this will come forward. It is likely that this would be part of the fit-out budget rather than construction budget.</p> <p>ML confirmed that the wall is not critical to the structure of the building; therefore, these details can be reserved for later consideration. CJB concerned that there would be a temptation for the school/applicant not to come back with this detail. DK suggested that the submission could identify a location(s), for the brick art, but will show a standard blue engineering brick. The brick art will be subject to budget constraints and the decision for the conditions will require the submission of details for the brick art to be submitted for later approval. This later submission would be considered under delegated authority (unless the Committee request that they would like to determine the acceptability of these details).</p>	
1.13	PS raised the issue of the pedestrian pathway to the RHS of the entrance road. The provision of a footpath on both sides of the access road was discussed. DB stated that this hasn't been specifically looked at because this does not form part of the scope of condition 4 or 5 which is currently under review. The landscaping conditions would come forward at a later date because they are required prior to occupation rather than prior to commencement.	
Tower		
2.1	<p>DB set out amendments/design changes to the tower taking on board the comments from the previous design panel meetings.</p> <ul style="list-style-type: none"> - Taken on board comments regarding the northern elevation - Opened up the balconies a bit more - Full height perforated panels on corner balconies to open up views - Transfer colour up the building – colour palette range looked at - Strip around the balconies to highlight the “twist” - Proportions of the northern element revised (so not homogenous) 	
2.2	SC noted she was pleased to see the relocation of the car parking space at the entrance of the tower. CC confirmed that there was no loss of car parking.	
2.3	ML commented that he thought the northern elevation has been vastly improved.	
2.4	PS confirmed that he liked the articulation of the balconies, but queried whether they could be retrofitted with sliding glazed screens to provide winter gardens. ST explained that residents in other developments do not like these. They are usually cold in winter and hot in summer. MB/RT questioned whether the perforated panels provide adequate privacy and whether residents would be tempted to put additional screening behind the panels. DK/ST confirmed that they are quite solid and would not result in privacy issues.	
2.5	Overall the Panel noted that the proposals for the tower were a vast improvement since the last presentation.	
2.6	CC/DK confirmed that the top of the tower would be capped above the balconies and that further work is required on this part of the design. RT/PS agreed.	KSS
2.7	<p>Colours – SC noted that she does not like colour changes vertically (particularly “temperature colours”) and stated a preference for two colours.</p> <p>Everybody agreed that there is a need to choose colours carefully so that residents are not overwhelmed by the colour, because they will be using the</p>	

	<p>balconies and the colour will also reflect inwards. The Panel's preference was to use two shades of the one colour; although, DK confirmed that approval will not be sought for the colours at this stage. Materials form a separate condition (condition 3).</p> <p>It was agreed that there would be 2 shades of a single colour, and that they would be subtle colours rather than bright colours. A temperature effect where the shade changes vertically will be avoided.</p>	
2.8	CC confirmed that the soffits will be white, other when the twist occurs. The screens will be a 'silvery' colour.	
2.9	Horizontal Banding – The Design Panel considered the horizontal banding prior to the meeting. CJB confirmed that the north elevation (which has no horizontal banding) looked stunning. It was agreed that the horizontal banding would be removed from the South elevation so that it was consistent with the North elevation. The banding on the East and West elevation will be retained as shown to the panel. Panel agreed this approach.	KSS
2.10	PS questioned the restriction on signage to the commercial units. ST confirmed that these would be controlled through the lease. RT commented the commercial units are now looking elegant. ML noted that this is dealt with by a separate planning condition.	
Summary		
3.1	<p>Summary – The Panel unanimously support the design of the school and the tower, subject to some further exploration of the following minor detailed matters:</p> <ul style="list-style-type: none"> • the layout of the concierge and potential for access from the street and from the lobby; • the change to the corner of the school hall; • the appropriate capping of the tower above the balconies; and • the removal of horizontal banding from the South elevation of the tower. 	
3.2	The details for the school will identify a location (or locations) for the brick artwork and this will be reserved for later consideration.	
3.3	DK confirmed a materials sample panel will be prepared for the Committee, but the colours for the tower will be reserved for consideration at a later date.	
3.4	<p>It was agreed that this was the last Panel meeting, and the details will be taken forward to the Planning Committee on 8th April 2013. The Officers Report must be completed for sign off on Monday 25th March 2013; therefore, a full set of details will be circulated by the end of Thursday 21st March 2013.</p> <p>The Panel Members will feed their comments back to Peter Sanders, who will provide the Panel's formal view to Officers.</p>	

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Planning Sub Committee 8th April 2013

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2012/1425	Ward: Fortis Green
Date received: 16 July 2012	
Last amended date: 28 December 2012	
Address: (Land To Rear Of 2-16 Lauradale Road) 85 Woodside Avenue N10 3HF	
Proposal: Change of use from light industrial to residential, demolition of existing buildings and erection of 1 x three bed house and 1 x three / four bed house (AMENDED PLANS SUBMITTED 28.12.2012)	
Existing Use: Office/Garage store	Proposed Use: Residential
Applicant: Mr & Mrs Georgiades	
Ownership: Private	
DOCUMENTS	
Planning Application Form	
CIL Form	
Drawing set list	
Design and Access Statement by AD Design Concepts	
Basement Impact Assessment by Ellis Moore Consulting Engineers	
Hydrology Report by Dr Harvey.J.E. Rodda – Hydro-GIS Ltd	
Haringey Sustainability List	

PLANS		
Plan Number	Rev.	Plan Title
33-000		OS Map extract
33-000	A	Proposed site/landscape plan
33-100	A	Proposed site plan in context
33-001	B	Proposed buildings footprint on site survey
33-002	B	Proposed ground floor/landscape plan
33-003		Proposed basement plan
33-004	A	Proposed first floor plan
33-201	A	Proposed cross sections House 1
33-301	A	Proposed front elevations
33-302	A	Proposed side elevations
33-303	A	Proposed rear elevations

Case Officer Contact:

Valerie Okeiyi
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PLANNING DESIGNATIONS:

Significant Local Open Land
Borough Grade II Ecological Value
Road Network: Classified Road

RECOMMENDATION

GRANT PERMISSION subject to conditions

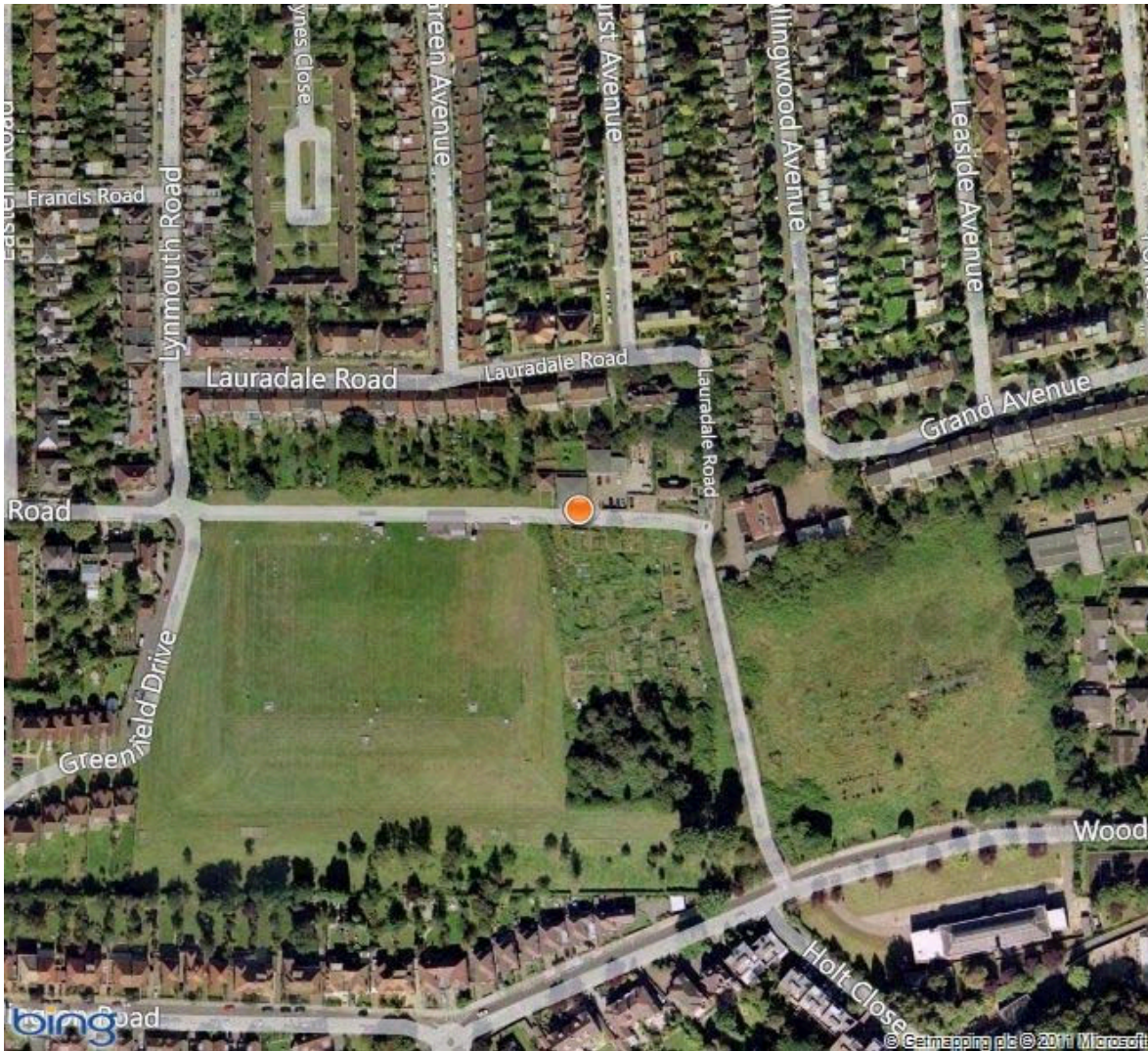
SUMMARY OF REPORT:

There are a number of benefits to this scheme that outweigh any perceived disbenefits. The scheme optimises the potential of the site for high quality housing. The dwellings would give the site an appearance that would not detract from the open character of the area as a whole. The design, form and choice of materials for the proposed dwellings have been designed sensitively to the character of the surrounding area. The proposal will not harm the living conditions of residents of neighbouring properties. The quality of accommodation is considered appropriate built to Lifetime Homes Standards. The scheme would introduce measures to reduce the energy emissions of the proposed buildings.

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1.0 PROPOSED SITE PLAN





Birds Eye View of 85 Woodside (Land to the rear of 2 – 16 Lauradale Road)

2.0 IMAGES



Photo 2: Employment use buildings at 85 (left) and the newly developed dwelling at 87 Woodside Avenue (right)



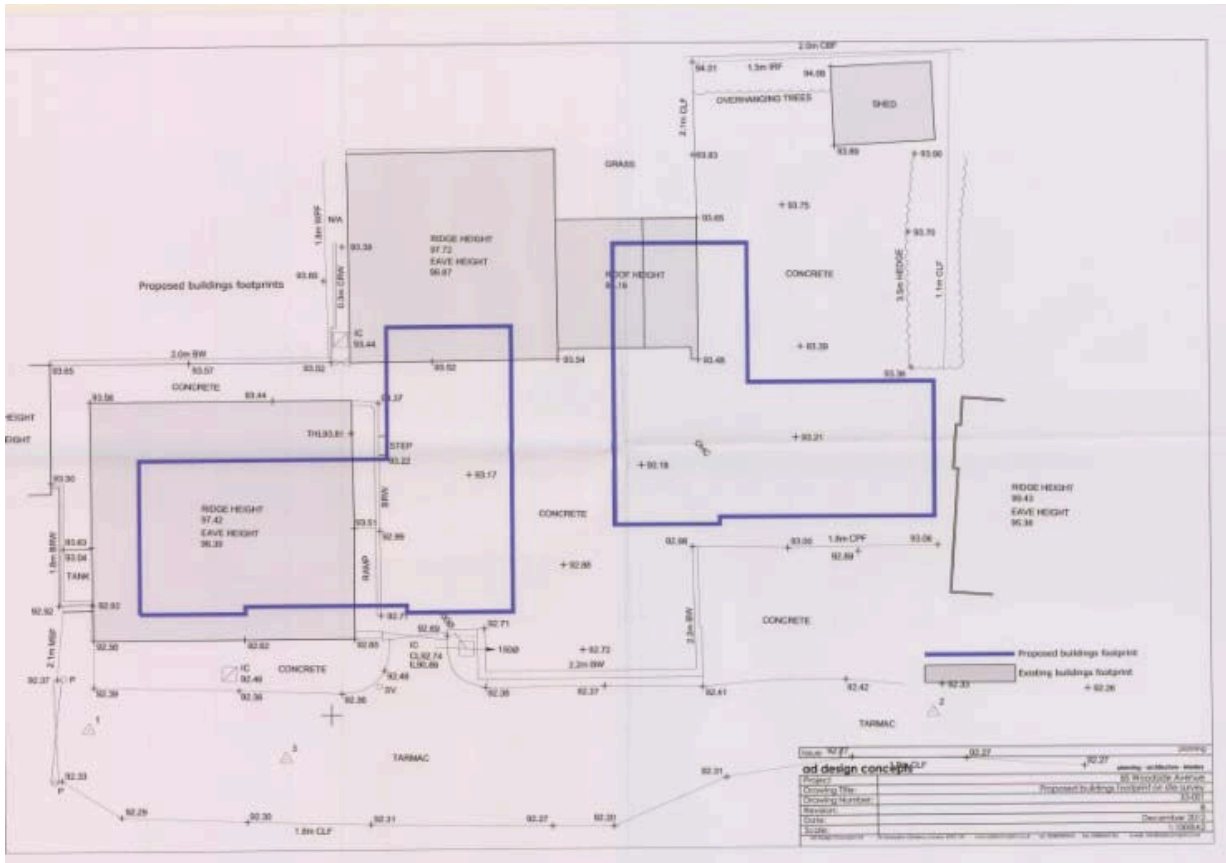
Front of the site



Views towards the school.



Proposed site plan in context



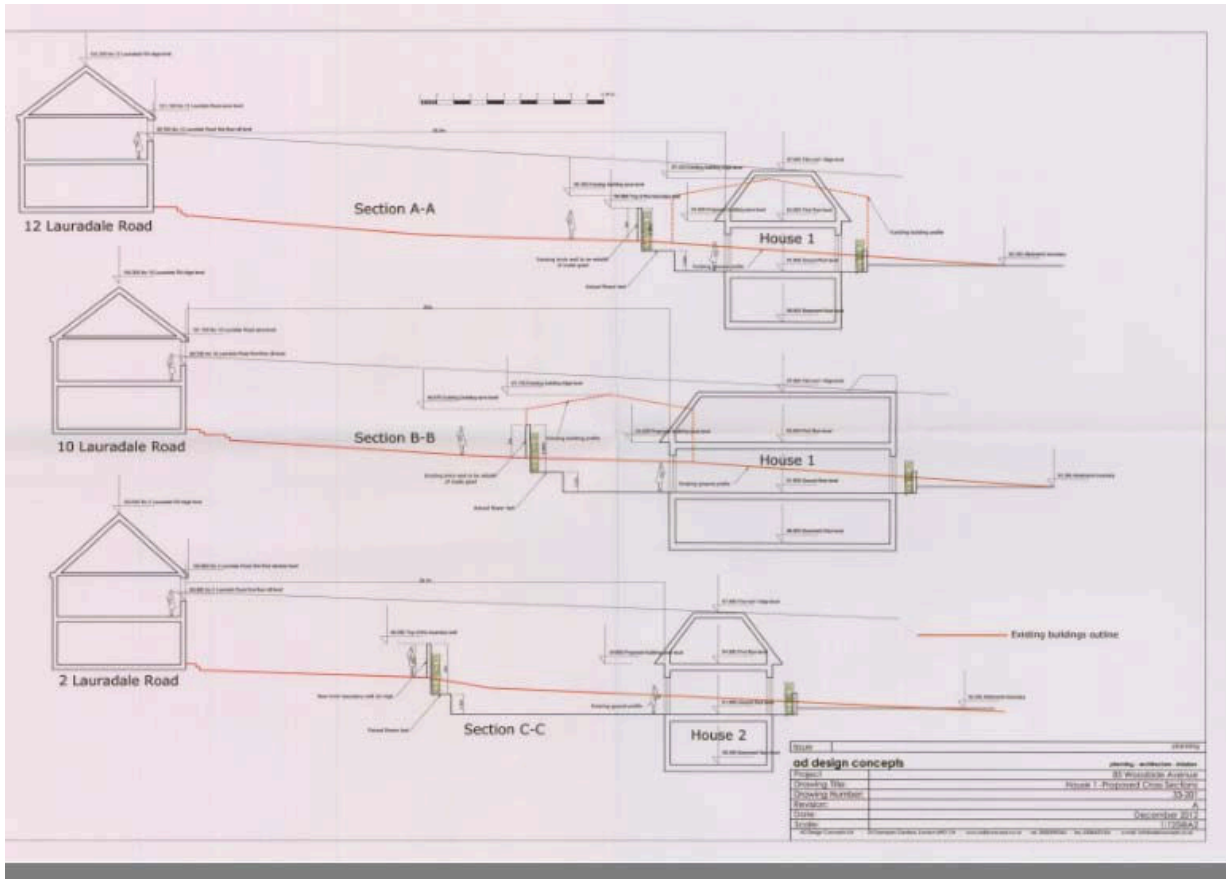
Proposed building footprint



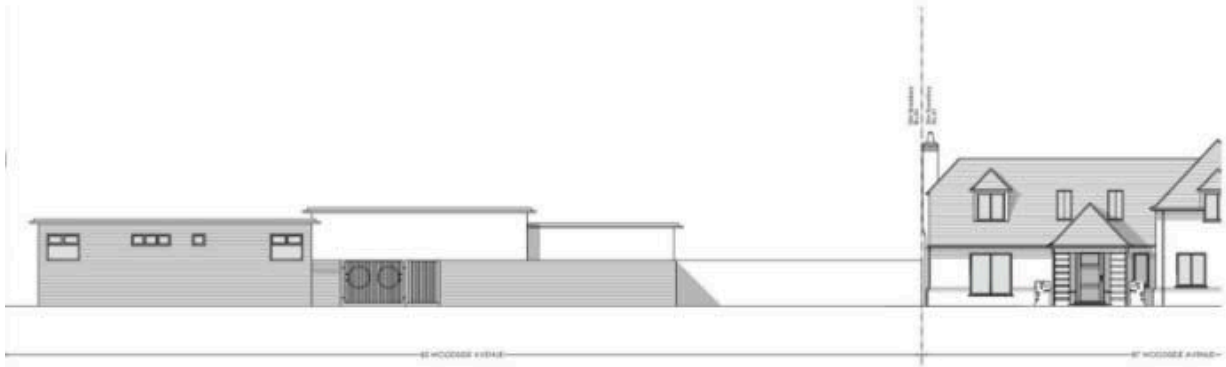
Proposed ground floor plan/landscape plan



Proposed front elevation



House 1 – Proposed Cross Sections



Current south elevation (above) and proposed elevation (below)



3.0 SITE AND SURROUNDINGS

- 3.1 The application site is known as 85 Woodside Avenue and is an irregular shaped site. The site is presently vacant and comprises of series of single storey buildings (an office building garage store etc) and associated hardstanding which were used previously by a construction company (Cuttle Mcleod Construction Ltd).
- 3.2 The subject site and the land to the west of the site were formerly used by the Metropolitan Water Board for purposes connected with the nearby underground reservoir; and included a depot, a garage for storage of pipes and other machinery and an associated dwelling. A condition restricted the occupation of this dwelling to employees of the board. The site to the right and which is known as No 87 has been redeveloped and now contains a new brick built dwelling with accommodation with the roof space and at basement level.
- 3.3 To the front and south of the site is the Thames Water Reservoir site and Allotment Garden site which form a large area of green open space that is designated in the Haringey UDP proposals map as 'Significant Local Open Land'. The covered reservoir site is used for recreational purposes by Aquarius Archery Club. These sites are also designated as Borough Grade II Ecological Value and lie just outside the boundary of Muswell Hill Conservation Area.
- 3.4 To the north of the site in question are semi detached properties with rear gardens (approximately 13m deep) which front onto Lauradale Road.
- 3.5 Access to the site is achieved from Woodside Avenue along a tarmac paved access way, which is also used by the public as a footpath to Lauradale Road and local school (Tetherdown).

4.0 PLANNING HISTORY

4.1 Planning Application History

HGY/2003/0825 - Demolition of existing bungalow and adjacent builder's yard and single storey offices and garage. Erection of 8 new three storey houses with 12 parking spaces. – Withdrawn 30/07/2003

HGY/2003/2060 - Demolition of existing bungalow and adjacent builders offices and garage. Erection of part 3 and part 2 storey terrace of 7 three bedroom houses, including 11 parking spaces with access from Woodside Avenue. – Refused 19/01/2004. Planning Appeal Ref: APP/Y5420/A/04/11400413 was dismissed- 04/10/04

HGY/2005/0834 - Change of existing garage space to office space – Approved 29/06/2005 (87 Woodside Avenue)

HGY/2005/1529 - Demolition of existing building and erection of 2 x two storey, 4 bedroom detached houses. – Refused 04/10/2005 (87 Woodside Avenue)

HGY/2005/0834 - Change of existing garage space to office space. – Approved 29/06/2005-

HGY/2010/1887 -(Land To Rear Of 2-16 Lauradale Road) 85 Woodside Avenue London -Demolition of existing structures and erection of 3 x two storey single dwelling houses comprising of 1 x two bed house and 2 x four bedroom house (Amended plans) WDN-28/02/11

HGY/2011/0474 - Demolition of existing structures and construction of three detached dwellings comprising of 1 x two bed house and 2 x three bed houses at (Land to rear of 2 – 16 Lauradale Road) 85 Woodside Avenue N10 3HF – Non Determined - Planning Appeal Ref: APP/Y5420/A/11/2153377 was dismissed- 29/09/11

4.2 Planning Enforcement History

UNW/2001/00076 – Erected a building and increased height of boundary wall to 2.6m at Cuttle Mcleod Construction LTD – Case Closed – 31-01-05

COU/2011/00015 – Unit use for residential purposes – Case Closed – 29-12-11

CON/2010/00412 – Breach of condition of planning permission – Case Closed – 09-09-10

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

5.1 Permission is sought for the demolition of existing structures and construction of two detached dwellings comprising of; 1 x three bed house and 1 x three / four bed house. The proposed development would involve a total of 717sqm of floor space to be provided in place of the existing floor space of 290sqm. This would be a net increase of 420sqm.

a) House 1

5.2 House 1 would be built to the rear of 10 – 14 Lauradale Road. It would be set further forward than house 2 by 3.9m. The house would be L shaped and single storey in height with a pitched roof with two front gables.

5.3 The front elevation would comprise of two wings with windows in the x 2 front gable and three dormers in the roof. The ground floor would have floor to ceiling height windows. The rear elevation would have a rear wing and floor to ceiling height windows on ground floor level. The side elevation (west) would

have the main entrance on ground floor level and the side elevation (east) would have floor to ceiling height windows on ground floor. The development would be set out on basement, ground and first floor level.

b) House 2

- 5.5 House 2 would be built to the rear of 2 Lauradale Road and adjacent to the house at no. 87 Woodside Avenue. It would be set back from no. 87 by 3.1m. The house would be L shaped and single storey in height with a pitched roof with one front gable.
- 5.6 The front elevation would comprise of one wing with a window in the front gable and three dormers in the roof. The ground floor would have floor to ceiling height windows. The rear elevation would have a rear wing with floor to ceiling height windows on ground floor level. The side elevation (west) would have a dormer in the roof and sliding French doors on ground floor level and the side elevation (east) would have the main entrance. The development would be set out on basement, ground and first floor level.
- 5.7 The scheme involves minor revisions that include omitting one front dormer on each house, lowering the eaves around 300mm and repositioning house no. 1.
- 5.8 The exterior of the new houses would be faced in brickwork. The roof would be in clay tiles and the windows and doors would be in timber.
- 5.9 The front boundary treatment for both houses would comprise of a 0.9m high brick wall with 0.4m high railings and 1.3m high hedge behind. The side facing the existing house at no. 87 would have a 1.8m high timber fence. The existing 3m high conifer hedge is to be reinstated. The side boundary of house no. 1 would have a 2m high brick wall that would continue along the rear of house no. 2. A 1.8m high hedge is also proposed along the rear alongside a 1.2m raised flower bed.
- 5.10 To the front would be a shared pedestrian access leading to the main entrance of both houses and two parking spaces are proposed adjacent to the existing parking space serving the existing house at no. 87. The pedestrian access and parking spaces would be constructed in brick paving.

RELEVANT PLANNING POLICY

- 6.1 The planning application is assessed against relevant national, regional and local planning policy, including relevant policies within the:

National Planning Policy Framework
The London Plan 2011
Haringey Local Plan: Strategic Policies

Haringey Unitary Development Plan (2006) (Saved remnant policies)
Haringey Supplementary Planning Guidance and Documents

For the purpose of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the London Plan 2011, the Haringey Local Plan 2013 and 39 remnant saved policies in the Haringey Unitary Development Plan 2006.

6.1.1 National Planning Policies

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

6.1.2 Regional Planning Policies

The London Plan 2011 (Published 22 July 2011)

Policy 3.5 Quality and design of housing developments
Policies 3.3 Increasing Housing Supply
Policy 3.4 Optimising Housing Potential
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable Energy
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 6.13 Parking
Policy 7.18 Protecting local open space and addressing local deficiency

6.1.3 Local Planning Policies

Local Plan 2013 – 2036 (17 Strategic Policies (SP))

SP0 The presumption in favour of sustainable development
SP2 Housing
SP4 Working towards a Low Carbon Haringey
SP7 Transport
SP8 Employment
SP11 Design
SP13 Open Space and Biodiversity
SP17 Delivering and Monitoring the Local Plan

Haringey Unitary Development Plan (Adopted 2006)

39 remnant saved UDP policies;

UD3 General Principles
OS3 Significant Local Open Land (SLOL)
EMP4 Non Employment Generating Uses
UD7 Waste Storage

7.0 CONSULTATION

7.1 The Council has undertaken wide consultation. A summary list of consultees is provided below

7.1.1 Statutory Consultees

- London Fire Brigade
- Thames Water Utilities

7.1.2 Internal Consultees

- Haringey Environmental Health – Noise and Pollution
- Haringey Waste Management/Cleansing
- Haringey Building Control
- Haringey Transportation Team

7.1.3 External Consultees

- Ward Councillors
- Fortis Green Community Allotments Trust
- Muswell Hill/Fortis Green Association

7.1.4 Local Residents

- 671 residents and businesses.
- After the architect had taken account of comments received the scheme was revised on the 28th December 2012 and local residents and businesses were re-consulted.

7.1.5 A summary of the many responses received can be found in appendix 1.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Background

The application site has an extensive, planning history, the most relevant of which was a 2011 housing scheme dismissed (See attached Appendix 2) for the following reasons;

- Its impact on the character and appearance and Significant Local Open Land (SLOL)
- Its impact on the amenity of no. 12 Lauradale Road

The current scheme has been revised taking into account the Inspector's decision.

Taking account of the development plan, comments received during the processing of this application and other material considerations, the main issues in this case are:

- 8.1 The presumption in favour of sustainable development
- 8.2 Principle of development;
- 8.3 Character and appearance of the Significant Local Open Land (SLOL)
- 8.4 Loss of Employment
- 8.5 Design, height, bulk and scale
- 8.6 Density
- 8.7 Impact of proposal on living conditions of surrounding residents
- 8.8 Standard of accommodation
- 8.9 Transport considerations/Access
- 8.10 Landscaping
- 8.11 Waste Management
- 8.12 Energy and sustainability
- 8.13 Basement Impact
- 8.14 Construction Noise/disturbance
- 8.15 Planning obligations and Community Infrastructure Levy (CIL)

8.1 The presumption in favour of sustainable development

8.1.1 Haringey Local Plan Policy SP0 states that:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will always work proactively with applicants to find solutions, which mean that proposals can be approved wherever possible and to secure development that improves the economic social and environmental conditions in Haringey. Planning applications that accord will be approved without delay, unless material considerations indicate otherwise.

Where development proposals accord with the development plan, then the Council will grant permission unless material considerations indicate otherwise taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or*
- *Specific policies in the NPPF indicate that development should be restricted.*

8.1.2 This proposal can be considered as an example of sustainable development in that it seeks to optimise the potential of the site and provide high quality housing that would be sustainable. The Committee is accordingly obliged in development plan terms to give this proposal favourable consideration.

8.1.3 There are a number of benefits to this scheme that outweigh any perceived disbenefits. The following analysis clearly explains these.

8.2. Principle of Development

8.2.1 The proposed development changes the use of the site from an office and industrial storage buildings into two residential dwellings. There is strong opposition for housing on this site. Additional housing, however is supported by London Plan Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential' albeit the proposal will only make a modest increase and the Council's new and raised target of meeting or exceeding 820 homes a year. It is also supported by Haringey Local Plan Policy SP2 'Housing. Furthermore the site is surrounded by residential uses and is within a broader residential context.

8.3 Character and appearance of the Significant Local Open Land (SLOL)

8.3.1 Saved UDP policy OS3 sets out a range of criteria that should be met if SLOL land is to be developed. The first of these requires that the development should be ancillary to the use of the open space.

8.3.2 The Inspector pointed out in the 2011 appeal decision that the development would not meet this requirement. However, this must be seen in the context of the existing use, which also has no relevance to any open space function. It would not be reasonable to reject the proposal on this basis.

8.3.4 The 2011 appeal decision highlights that the policy contains other criteria, including requirements that development does not detract from the site's open nature and character and that it positively contributes to the setting and quality of the open space.

8.3.5 Such criteria should be considered with regard to current development within the site. The entire site is hard-surfaced. It contains office and industrial/storage buildings and a boundary wall and gates. However, the buildings are single storey only with low roofs. While an office building is close to the front of the site, the industrial/storage building is set well back within it. Consequently, the site has a low-key character rather than appearing intensively developed, as highlighted in paragraph 6.

8.3.6 The number of proposed dwellings has reduced from three to two. Both houses would be single storey in height above ground level rather than two storeys that was previously proposed. They have also been set back from the front of the site facing towards the allotments compared to the previous scheme. It is further proposed to open two 'open corridors' through the site to allow more open views towards the SLOL nature of the site.

8.3.7 As the current scheme has been significantly reduced in scale, the houses would have a much smaller building footprint, compared to the structures that currently occupy the site. They would have a similar appearance to the adjacent house at 87 Woodside Avenue, and would not detract from the open character of the SLOL and the area as a whole.

8.4 Loss of Employment

8.4.1 UDP Saved Policy EMP4 and Local Plan Policy SP8 sets out the approach to dealing with proposals for the re-use of land and buildings in employment-generating uses. Planning permission will only be granted for uses that do not generate employment if the land is no longer suitable for business or industry use and there is well documented evidence of an unsuccessful attempt to market the site, normally for a period of at least 18 months.

8.4.2 The Inspector pointed out in the 2011 appeal decision that the site's poor access and proximity to dwellings significantly restrict its suitability for most employment uses. The Inspector also assessed that the site is unlikely to be taken up for commercial uses in the foreseeable future. Given this and the evident deficiencies of the site for most employment uses, the Inspector was not persuaded that any planning purpose would be served by retaining the site for that reason.

8.4.5 Local residents have raised concerns that there is not sufficient justification for change of use from business to residential. It is the officer's view that the proposed change of use is acceptable given the nature of the site and the Inspector's observations.

8.5 Design, height, bulk and scale

8.5.1 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' 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 'General Principles' reinforce this strategic approach.

8.5.2 Surrounding residential development is characterised by 2 storey development with front-to-back pitched roofs, projecting bays and a mixture brick and render on the exterior. The existing single storey buildings that occupy the site have little architectural merit and detract from the appearance of the area.

8.5.3 The proposed detached houses would be traditional in style in comparison to the previous scheme that was contemporary and acknowledges elements of

the adjacent house at 87 Woodside Avenue. In addition the proposed massing would not be significantly larger than the existing buildings on the site.

- 8.5.4 The use of a of London stock brick is considered acceptable but final details will be secured by condition. Overall the design, form and choice of materials for the proposed dwellings have been designed sensitively to the character of the surrounding area.
- 8.5.5 Local residents have raised concerns over the design and scale of the scheme, however it is the officer's view that it meets the requirements set out in the above policies.

8.6 Density

- 8.6.1 National, London and local policy seeks to ensure that new housing development makes the most efficient use of land and takes a design approach to meeting density requirements.
- 8.6.2 Table 3.2 of the London Plan sets out the acceptable range for density according to the Public Transport Accessibility (PTAL) of a site. The site is considered to be in the lower end of the 'urban' context and has a PTAL of 2, thus development should be within the density range of 200 to 450 habitable room per hectare (hr/ha). The proposed development has a density of 200 hr/ha, which is acceptable.
- 8.6.3 The proposed density is in accordance with Policy 3.4 'Optimising Housing Potential' of the London Plan and Policy SP2 'Housing' of Haringey Local Plan.

8.7 Impact of proposal on living conditions of surrounding residents

- 8.7.1 London Policy 7.6 says that new development should be of the highest architectural quality, whilst also being of an appropriate proportion and scale so as not to cause unacceptable harm to the amenity of surrounding land and buildings, especially where these are in residential use. This is also reflected in Saved UDP Policy UD3.
- 8.7.2 The architect has been in consultation with the properties that back onto the site. The neighbour at no. 12 Lauradale Road is very concerned that the proposal would affect their living conditions and amenities due to their proximity to the proposed development.
- 8.7.3 Again, the Inspector in this case accepted the principle of building close to the boundary (less than 1m away). After further consultation with no. 12 Lauradale Road, the architect have repositioned the new houses further away by 2m. The issue of loss of light and overbearing were considered and dismissed by the Inspector, bearing in mind, the current scheme would be single storey in height compared to the previous two storey height.

8.7.4 With regards to the last scheme, the inspector did have concerns with the window of the house overlooking the extra land at no. 12 as set out in the 2011 appeal decision. The current scheme fully addresses this issue in that there are no windows proposed in the roof at the rear.

8.8 Standard of accommodation

8.8.1 London Plan Policy 3.5 'Quality and design of housing developments' requires residential developments to be of adequate design standard. The Mayor's Housing SPG provides guidance on how to apply this policy. This is also reflected in the Council's Housing SPD.

8.8.2 House 1 would be 386sqm and house 2 would be 331 sqm, well exceeding the 96sqm minimum, set out in table 3.3 of London Plan Policy 3.5. The proposed accommodation would provide adequate natural light, ventilation, circulation space.

8.8.3 The amenity space for house 1 would be 122sqm and 143sqm for house 2 which would be well in excess of the required 50sqm set out in the Council's Housing SPD for private amenity space. The quality of accommodation would also be appropriately built to Life Time Homes Standards.

8.8.3 The quality of residential accommodation is therefore considered acceptable.

8.9 Transport considerations/access

8.9.1 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the Parking Policies in the London Plan 2011 and Haringey Local Plan Policy SP7 and more generally in Policy UD3 of the UDP 2006

8.9.2 A number of the objections received relate to the impact on local traffic, arguing that the proposal would lead to increase car traffic and concerns also relate to the access road which is heavily used by pedestrians, in particular the school children of the adjacent school. The Council's Highways and Transportation Team have assessed the proposal and the concerns raised and do not object.

8.9.3 The site has a low public transport accessibility level (PTAL) level of 2, but is within reasonable walking distance of the 102 and 234 bus routes on Fortis Green and the 43 and 134 bus routes on Muswell Hill Road, which provide frequent links to East Finchley and Highgate underground stations. The site does not fall within any controlled parking zone. Although it is likely that the prospective residents would use sustainable modes of transport for some of their journeys to and from the site, it is also likely that residents may use private vehicles.

- 8.9.4 The site is served by a private access road, which is used habitually by individuals during the morning and evening to gain access to and from three local schools within the immediate area. The site is occupied by a builders yard, which doesn't currently generate a significant level of vehicular traffic. However, they agree with the Inspectors findings from a previous appeal on this site (Appeal decision APP/Y5420/A/04/1140413) that states "it is reasonable to assume that if use as an employment site continued, perhaps by another organisation, there could be a significant increase in car or commercial vehicle traffic in mornings and evenings. I do not therefore agree that this residential proposal would necessarily lead to an increase in the potential, as opposed to the actual number of vehicles using it, as suggested by many. There would certainly be a reduction in the number of potential commercial vehicles in completion of the development."
- 8.9.5 There interrogation of the TRAVL database supports the above statement and indicates that when using a comparable site (Crown Road, EN1 1TX) as the basis for assessment, the existing use of some 290sqm GFA would typically generate ten vehicle movements (in/out of this development combined) during the morning peak hour and five vehicle movements (in/out) during the school afternoon peak hour. However, the database indicates that the proposed development consisting of two dwellings (seven bedrooms) is likely to generate two vehicle movements (in/out) during the morning peak hour and two vehicle movements (in/out) during the school afternoon peak hour. This represents a significant decrease in daily traffic particularly larger sized commercial vehicles.
- 8.9.6 Furthermore, the access road measures approximately 5.5metres in width. According to guidance contained within Manual for Streets a minimum width of 4.1metres is required to enable two cars to pass each other. Due to the low level traffic using this access it is anticipated that occurrences where two vehicles will need to pass each other will be infrequent. However, in such circumstances, it is considered that the access is wide enough to accommodate both passing vehicles and pedestrian traffic. Additionally, despite the fact that there is already an existing level of traffic using this access road, recent accident statistics have revealed that there have been no personal injury collisions recorded for this access road during the 36 months leading up to 30 November 2012.
- 8.9.7 They would however seek to safeguard child safety during the construction phase and will therefore be requiring that the applicant/developer submit a construction management strategy which prevents construction vehicles arriving/leaving the site between 08:30am-09:15am and 02:45pm-03:30pm and requiring a Steward to oversee vehicles over 10tonnes entering and leaving the site.
- 8.9.8 Notwithstanding that the application site does not fall within an area that has been identified within the Local Plan and Saved UDP Policies as that suffering from high on-street parking pressure, the proposal includes one parking space for each unit in accordance with the maximum levels set out within the UDP.

The proposed development is unlikely to result in any increase in traffic generation or parking demand above that already associated with the sites existing use class.

8.10 Landscaping

8.10.1 London Plan Policy 7.5 states that public spaces should incorporate the highest quality landscaping and planting. Local Plan Policy SP11 seeks to ensure that development proposals demonstrate that opportunities for soft landscaping have been taken into account. This is also reflected in Saved UDP policy UD3

8.10.2 The site currently has no landscaping. The proposed scheme would deliver a significant amount of soft landscaping to the front, rear and side of the site, in the form of grass, new tree planting, flower beds and hedging. Hard landscaping is also proposed to the front.

8.10.3 The details can be addressed in a planning condition consistent with London Plan Policy 7.5, Local Plan Policy SP11 and Saved UDP Policy UD3.

8.11 Waste Management

London Plan Policy 5.17 'Waste Capacity' and Saved UDP Policy UD7 'Waste Storage' require development proposals make adequate provision for waste and recycling storage and collection.

Any concerns relating to waste management can be addressed in a planning condition consistent with Local Plan Policy SP6 and saved UDP policy UD7.

8.12 Energy and sustainability

8.12.1 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions.

8.12.2 The development has the potential for Code for Sustainable Homes Level 4, this is equivalent to a 25% reduction emissions over a Building Regulations 2010 baseline. A condition will be applied securing this.

8.6.4 The development would therefore comply with Policy 5.2 of the London Plan.

8.13 Basement Impact

8.13.1 The site slopes upwards to the rear towards the properties on Lauradale Road. The proposed new houses would have a basement level that require excavation. In addition the site would be flattened and lowered at ground level by 400mm in relation to the current level by 400mm in relation to the current levels at the front of the site.

8.13.2 To address any concerns, Haringey's draft Basement Guidance Note sets out how these concerns should be addressed. The Note recommends that conditions be applied requiring the submission of a Construction Management Plan and hydrological and hydro-geological assessments to the Local Planning Authority prior to commencement of development. A condition will also be applied requiring the site or contract to be registered with the Considerate Constructors Scheme. The development will also be subject to the Building Regulations 2010.

8.13.3 There are no trees which are likely to be affected by the excavation.

8.13.4 Subject to these conditions, the impact of the excavation will be mitigated.

8.14 Construction Noise/disturbance

8.14.1 Objections have been received raising concerns about the impact on construction on amenity. Conditions will be applied requiring a Construction Management Plan and the site being registered with the Considerate Constructors Scheme in order to minimise harm.

8.14.1 The proposed development is therefore considered to cause no significant harm to residential amenity in compliance with the above policies.

8.15 Planning obligations and Community Infrastructure Levy (CIL)

8.15.1 The development creates two residential units. As such, it does not trigger a requirement for affordable housing or a contribution towards school places. As such, no s106 contributions are sought.

8.15.2 The development will be liable for the Mayors Community Infrastructure Levy (CIL). The development creates 717m² of new floor space. The existing buildings are 290m² in area, resulting in a net increase in floor space of 420m². Using the standard formula, the development will be liable for £14,945.

9.0 CONCLUSION

9.1 The development proposal accords with the development plan. The Committee is accordingly obliged in development plan terms to give this proposal favourable consideration consistent with Haringey Local Plan Policy

SP0. There are a number of benefits to this scheme to which outweigh any perceived disbenefits to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

9.2 The benefits to the scheme are as follows;

- The scheme optimises the potential of the site for high quality housing;
- It is a more neighbourly use compared to the existing commercial uses on the site where family housing would be appropriate
- The dwellings would give the site an appearance that would not detract from the open character of the SLOL and the area as a whole.
- The design, form and choice of materials for the proposed dwellings have been designed sensitively to the character of the surrounding area
- The development has sensitively addressed the impact on living conditions of neighbouring properties.
- The quality of accommodation is considered appropriate built to Life Time Homes Standards.
- The scheme would introduce measures to reduce the energy emissions of the proposed building.
- Adequate car parking has been provided

The proposal is considered to be in accordance with National Guidance and London and Local Policy and planning permission should therefore be granted subject to conditions.

10.0 RECOMMENDATIONS

GRANT PERMISSION subject to

- Conditions as set out below;

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of three 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. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 33-000, 33-000-A, 33-100-A, 33-001-B, 33-002-B, 33-003, 33-004-A, 33-201-A, 33-301-A, 33-302-A, 33-303-A

Reason: To avoid doubt and in the interests of good planning.

PRE-COMMENCEMENT CONDITIONS

Materials

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any 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. The development shall be implemented in accordance with the approved samples.

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.

Landscaping

4. Notwithstanding the details of landscaping referred to in the application, a scheme for hard and soft the landscaping and treatment of the surroundings of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Any planting details approved shall be carried out and implemented in 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 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 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.

Boundary Treatment

5. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

Construction Management Plan

6. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:
- i) The phasing programming and timing of the works.
 - ii) The steps taken to consider the cumulative impact of existing and additional basement development in the neighbourhood on hydrology.
 - iii) Site management and access, including the storage of plant and materials used in constructing the development;
 - iv) Measures to ensure the stability of adjoining properties,
 - v) Vehicle and machinery specifications

Reason: In order to protect the residential amenity and highways safety of the locality

Hydrology Assessment

7. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

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

Contractor Company

8. 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 on the site.

Reason: In the interests of residential amenity.

9. **Waste Storage**

- . No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been 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 UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17 'Waste Capacity' of The London Plan.

Construction Management Strategy

10. The applicant shall submit a construction management strategy which is to be approved by the Transport Planning Team and is to show the routing of traffic around the immediate road network and ensure that freight and waste deliveries are timed to avoid the peak traffic hours and pupil arrival/departure times between 08:30am-09:15am and 02:45pm-03:30pm. Additionally, a Steward is required to oversee vehicles over 10tonnes entering and leaving the site.

Reason: To minimise vehicular conflict and the disruption to pedestrian and vehicular traffic on the adjoining roads at this location and in the interest of highway safety.

11. **Control of Construction Dust**

- . 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 in writing by the local planning authority, with reference to the London Code of Construction Practice. Proof of registration that the site or Contractor Company is registered with the Considerate Constructors Scheme must be sent to the local planning authority prior to any works being carried out on the site.

Reason: In order to ensure that the effects of the construction upon air quality is minimised

Sustainable construction

- .12. The development shall not be occupied until the development has been demonstrated to meet Code for Sustainable Homes Level 4.

Reason: To promote sustainable construction in accordance with Chapter 5 of the London Plan.

Levels

13. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

GPDO – No Permitted Development

14. Notwithstanding the provisions of Article 3 of the Town & Country Planning General Permitted Development Order 1995 as amended by the (No.2) (England) Order 2008 or any Order revoking or re-enacting that Order, no development within Part 1 (Classes A-H) [AND Part 2 (Classes A-C)] of Schedule 2 of that Order 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 in order to ensure compliance with the requirements of policies UD3 'General Principles' of the Haringey Unitary Development Plan and Local Plan Policy SP11 and Policy 7.4 'Local Character' of the London Plan.

Protection of Trees

15. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

POST-COMMENCEMENT CONDITIONS

Lifetime Homes

16. The residential units hereby approved shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Council's standards in relation to the provision of Lifetime Homes.

Surface Water Drainage

17. The applicant shall 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 Ground Water. Where the developer proposes to

discharge to a public sewer, prior approval from Thames Water Developer Services will be required

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

INFORMATIVE – Commercial Environmental health

Prior to demolition existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE – Naming

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

INFORMATIVE - Waste

The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site in order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance

13.0 APPENDICES

APPENDIX 1

Stakeholder	Question/Comment.	Response
<p>INTERNAL</p> <p>Transportation</p>	<p>The site has a low public transport accessibility level (PTAL) level of 2, but is within reasonable walking distance of the 102 and 234 bus routes on Fortis Green and the 43 and 134 bus routes on Muswell Hill Road, which provide frequent links to East Finchley and Highgate underground stations. The site does not fall within any controlled parking zone. Although it is likely that the prospective residents would use sustainable modes of transport for some of their journeys to and from the site, it is also likely that residents may use private vehicles.</p> <p>The site is served by a private access road, which is used habitually by individuals during the morning and evening to gain access to and from three local schools within the immediate area. The site is occupied by a builders yard, which doesn't currently generate a significant level of vehicular traffic. However, we agree with the Inspector's findings from a previous appeal on this site (Appeal decision APPY5420/A/04/140413) that states "it is reasonable to assume that if use as an employment site continued, perhaps by another organisation, there could be a significant increase in car or commercial vehicle traffic in mornings and evenings. I do not therefore agree that this residential proposal would necessarily lead to an increase in the</p>	<p>As noted in para. 8.9.1-8.9.8. Condition 10 would require a Construction Management Strategy.</p>

potential, as opposed to the actual number of vehicles using it, as suggested by many. There would certainly be a reduction in the number of potential commercial vehicles in completion of the development.”

Our interrogation of the TRAVL database supports the above statement and indicates that when using a comparable site (Crown Road, EN1 1TX) as the basis for assessment, the existing use of some 290sqm GFA would typically generate ten vehicle movements (in/out of this development combined) during the morning peak hour and five vehicle movements (in/out) during the school afternoon peak hour. However, the database

indicates that the proposed development consisting of two dwellings (seven bedrooms) is likely to generate two vehicle movements (in/out) during the morning peak hour and two vehicle movements (in/out) during the school afternoon peak hour. This represents a significant decrease in daily traffic particularly larger sized commercial vehicles.

Furthermore, the access road measures approximately 5.5metres in width. According to guidance contained within Manual for Streets a minimum width of 4.1metres is required to enable two cars to pass each other. Due to the low level traffic using this access it is anticipated that occurrences where two vehicles will need to pass each other will be infrequent. However, in such circumstances, it is considered that the access is wide enough to accommodate both passing vehicles and pedestrian traffic.

Additionally, despite the fact that there is already an existing level of traffic using this access road, recent accident statistics have revealed that there have been no personal injury collisions recorded for this access

		<p>road during the 36 months leading up to 30 November 2012.</p> <p>We would however seek to safeguard child safety during the construction phase and will therefore be requiring that the applicant/developer submit a construction management strategy which prevents construction vehicles arriving/leaving the site between 08:30am-09:15am and 02:45pm-03:30pm and requiring a Steward to oversee vehicles over 10tonnes entering and leaving the site.</p> <p>Notwithstanding that the application site does not fall within an area that has been identified within the Haringey Council adopted UDP as that suffering from high on-street parking pressure, the proposal includes one parking space for each unit in accordance with the maximum levels set out within the UDP.</p> <p>The proposed development is unlikely to result in any increase in traffic generation or parking demand above that already associated with the sites existing use class. Therefore, there are no highways and transportation objections to the above development proposal subject to condition</p>	
	<p>Waste Management</p>	<p>Adequate storage and collection arrangements must be in place to service 1 x 3 bed House and 1 x 3-4 bed House.</p>	<p>Noted condition 9 would require full details of proposed waste storage and collection arrangements.</p>

	<p>Control of Construction Dust: Control of Construction Dust: 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 LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company 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.</p> <p>As an informative: Prior to demolition existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.</p> <p>This work will be subject to Building Regulations and a Full plans application should be submitted to this office prior to works commencing on site.</p>	<p>Condition 11 attached to the recommendation would ensure the risk on site is limited. An informative is also in place.</p>
<p>Commercial Environmental Health</p>		
<p>Building Control</p>		
<p>EXTERNAL Thames Water</p>	<p><u>Waste Comments</u> There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3</p>	<p>An informative is in place to address the waste comments. Condition 17 would ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p>

	<p>metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.</p> <p>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 Ground Water. 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.</p> <p>Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>Water Comments.</p> <p>On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.</p>	
	<p>WARD</p>	

COUNCILLORS		
AMENITY GROUP	Question/Comment	Response
<p>Cllr Davis Cllr Newton Cllr Eijofor Cllr Erskine</p>	<p>The proposed scheme would have a serious negative impact on the quality of the SLOL</p> <p>The site remains suitable for employment use</p> <p>The proposal will affect the use of the path as the access road is heavily used by pedestrians, including the access for Tetherdown school.</p> <p>The scheme would threaten the safety of the children who use the path daily</p> <p>The path would lead to increased traffic</p> <p>This alleyway is completely unsuitable for such regular vehicular access during construction and once the properties are built</p> <p>The proposal would have a detrimental impact on the neighbouring properties and the users of the allotments</p> <p>A full hydrology report should be submitted before a decision is made to ensure appropriate drainage.</p>	<p>As noted in para. 8.3.7, the scheme would not detract from the open character of the SLOL and the area as a whole.</p> <p>As noted in para. 8.4.5, it is the Officers view that the proposed change of use is acceptable given the nature of the site and the inspectors observations.</p> <p>Noted in para. 8.9.1 – 8.9.8 which addresses the concerns related to increased traffic and the affect the proposal will have on the existing access</p> <p>As noted in para.8.7 – 8.74, the scheme would not have a detrimental impact on the neighbouring properties. In addition the scheme would not affect the users of the allotment.</p> <p>As noted in condition 7, an assessment of the hydrological and hydro-geological impacts of the development is required.</p>
<p>Lynne Featherstone MP for Hornsey and Wood Green</p>	<p>There is a particularly strong objection to the plans amongst residents with plots at the Fortis Green allotments and parents of children at Tetherdown School as the access road to the site is a narrow road privately owned by Thames Water and used by parents and children of Tetherdown School and is the only access to the allotments</p>	<p>Noted in para. 8.9.1 – 8.9.8 which addresses the concerns related to the existing access.</p>

<p>Muswell Hill/Fortis Green Residence Association</p>	<p>The scheme would detract from the site's open nature and character</p> <p>The proposed large houses would occupy a large proportion of the site, leaving very little green open space around the building for tree planting.</p> <p>The proposed houses will be very prominent and adversely affect the out look and amenity of the occupants of the properties on Lauradale Road, in particular no. 12.</p>	<p>As noted in para. 8.3.7, the scheme would not detract from the open character of the SLOL and the area as a whole.</p> <p>As noted in para. 8.10.2, the scheme would deliver a significant amount of soft landscaping to the front, rear and side of the site. Condition 4 would ensure a satisfactory setting for the scheme.</p> <p>As noted in para.8.7 – 8.74, the scheme would not have a detrimental impact on the neighbouring properties.</p>
<p>Cranley Gardens Residence Association</p>	<p>The passageway is not sufficiently wide for two vehicles to pass</p> <p>The scheme would have an adverse affect on the nature conservation value of the site.</p> <p>The type of development does not meet the criteria for a designated SLOL</p>	<p>Noted in para. 8.9.1 – 8.9.8 which addresses the concerns related to the vehicles</p> <p>The scheme would not have an adverse affect on the nature conservation value of the site. As noted in para. 8.3.5 the entire site is currently hard surfaced. The scheme would introduce soft landscaping as set out in para. 8.10.2 and condition 4 would ensure a satisfactory setting for the scheme.</p> <p>As noted in para. 8.3.7, the scheme would not detract from the open character of the SLOL and the area as a whole</p> <p>With regards to the criteria for a designated SLOL, para. 4 of the 2011 appeal decision states that it is clear that the development would not meet this requirement. However, this must be seen in the context of the existing use, which also has no relevance to any open space function. It would not be reasonable to reject the proposal on this basis.</p>

	<p>As noted in para. 8.3.7, the scheme would not detract from the open character of the SLOL and the area as a whole</p> <p>Condition 17 will ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>As noted in condition 7, an assessment of the hydrological and hydrogeological impacts of the development is required</p> <p>As noted in para. 8.9.1-8.9.4, there are no highways and transportation objections to the development proposal, including the car parking proposed.</p> <p>Noted in para. 8.9.1 – 8.9.8 which addresses the concerns related to the existing access</p> <p>Condition 5 would require details of the boundary treatment of the proposed development, in the interest of the visual amenity of the area and residential amenities of neighbouring occupiers</p> <p>Condition 10 seeks to minimise vehicular conflict and the disruption to the traffic on the adjoining roads at this location and in the interest of highway safety.</p> <p>As noted in para. 8.5.4; the design form and choice of materials of the proposed dwellings have been designed sensitively to the character of the surrounding area.</p> <p>The scheme would not have an adverse effect on the nature conservation value of the site. As noted in para. 8.3.5 the entire site is currently hard surfaced. The scheme would introduce soft landscaping as set out in para. 8.10.2 which would support biodiversity. Condition 4 would support this</p>
<p>The proposal will impact on the character and appearance of the area and the SLOL</p> <p>There is no proposal for surface water drainage</p> <p>The hydrology report is insufficient</p> <p>The car parking is inadequate</p> <p>The proposal will affect the use of the path as an access road is heavily used by pedestrians, and the only means of access for the allotment users</p> <p>The access gate into the proposed development would affect access into the allotment</p> <p>The construction work would result in increased vehicular traffic and increased risk of injury to the users of the allotment.</p> <p>The proposed building will not be in keeping with the neighbouring properties and the adjacent Conservation Area</p>	<p>Fortis Green Community Allotments Trust</p>

	No development should be considered without a proper assessment of the ecological impact		
NEIGHBOURS CONSULTED	objection letters received including letters received after amendments made	Response	
	The proposal will affect the use of the path as an access road is heavily used by pedestrians, including the access for Tetherdown school. In the 2011 appeal decision, the inspector stated that the access to the site is far from ideal.	Noted in para. 8.9.1 – 8.9.8 which addresses the concerns related to increased traffic and the affect the proposal will have on the existing access	
	The proposal will lead to increased traffic	As noted in para. 8.9.1-8.9.4, there are no highways and transportation objections to the development proposal, including the car parking proposed.	
	The parking proposed is inadequate	The revised scheme dated 28 th December 2012 clarifies any inaccuracies and plans have been submitted showing the outlines of the existing buildings and existing front boundary all relative to the proposed development.	
	The proposed drawings and plans are insufficient	With regards to the criteria for a designated SLOL, para. 4 of the 2011 appeal decision states that it is clear that the development would not meet this requirement. However, this must be seen in the context of the existing use, which also has no relevance to any open space function. It would not be reasonable to reject the proposal on this basis.	

<p>and inaccurate</p>	<p>The type of development does not meet the criteria for a designated SLOL (Significant Local Open Land) area</p> <p>The proposed scheme would have a serious negative impact on the character and appearance of the SLOL</p> <p>The architect only consulted with neighbours at 2, 12 and 10 Lauradale Road and not the rest of the neighbours on the road</p> <p>There are concerns with the noise and disturbance during the construction phase</p> <p>The scheme would restrict the allotment users</p> <p>The proposed scheme will not enhance the activities associated with the particular nature and character of the area</p>	<p>As noted in para. 8.3.7, the scheme would not detract from the open character of the SLOL and the area as a whole</p> <p>The architect pointed out that in their consultation with the neighbours at the concept stage all neighbours indicated they wanted the houses as far from their gardens as possible whilst only no. 2 and 12 actually about the land at the rear.</p> <p>.</p> <p>Condition 6 and 10 will address noise and disturbance issues during the construction phase</p> <p>Condition 10 will ensure that vehicular conflict would be minimal and the disruption to the traffic on the adjoining roads at this location and in the interest of highway safety.</p> <p>The existing buildings do not enhance the activities associated with the particular nature and character of the area. The scheme would introduce soft landscaping as set out in para. 8.10.2 and condition 4 would ensure a satisfactory setting for the scheme.</p> <p>As noted in para. 8.4.5, it is the Officers view that the proposed change of use is acceptable given the nature of the site and the inspectors observations.</p> <p>If the private housing is built for commercial gain, this is not considered a planning issue.</p> <p>As noted in condition 7, an assessment of the hydrological and hydro-</p>	

	<p>The change of use from business to residential is undesirable, and it will set a precedent for future residential developments</p> <p>The private housing will be built for commercial gain</p> <p>There are concerns with the impact of the basement development</p> <p>The application should be seen in conjunction with the development proposal at St Lukes Hospital</p> <p>The additional Birch tree proposed would not be acceptable</p> <p>The overall massing and height of the proposed scheme would be significantly greater than the existing buildings</p> <p>The application has been rejected many times in the past and this current scheme has not materially changed.</p> <p>There are concerns that the housing would be part of a gated community</p>	<p>geological impacts of the development is required and Condition 6 would address any concerns with the impact of the basement development.</p> <p>The proposed St Lukes Hospital development is a major schemes with a large number of residential units. The proposed scheme would only make a modest increase in additional homes, supported by policy, as set out in para. 8.2.1</p> <p>Condition 4 would require the details of the landscaping proposed.</p> <p>Noted para. 8.5.5 the scale of the scheme meets the requirements set out in the policies in para. 8.5.1</p> <p>Noted 8.3.6 shows that the current scheme has materially changed.</p> <p>Para 19 of the appeal decision states that since the gates are an existing feature, beyond the confines of the appeal site and not part of the proposal before the inspector, this issues had no bearing on the decision.</p> <p>Noted para. 8.1.2 the proposed scheme seeks to optimise the potential of the site.</p> <p>The proposed scheme would only make a modest increase in additional homes, therefore it would not be detrimental to the existing services in the area and local schools.</p> <p>The proposed scheme would not detract from the visual appearance, as para 8.5.2 points out that the existing single storey buildings have little architectural merit and detracts from the appearance of the area.</p>
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	<p>The site could be used as a playing field for the school rather than built development</p> <p>Further development in the area would be detrimental to the existing services in the area and local schools.</p> <p>The proposed scheme would impact on the visual appearance</p> <p>The proposed houses represent overdevelopment of the site</p> <p>The proposed scheme would seriously affect the living conditions and amenity of the neighbouring properties, in particular no. 12 Lauradale Road</p> <p>The proposed scheme will impact on the environment and biodiversity</p> <p>There was no arboricultural Impact Assessment submitted with the scheme as it could cause damage to the trees along the boundary of the properties at Lauradale Road.</p> <p>If planning permission is granted a condition should be attached to prevent future</p>	<p>Noted para 8.5.3 the proposed massing would not be significantly larger than the existing buildings on the site.</p> <p>As noted in para. 8.7.2 – 8.7.4 the proposed scheme would not seriously affect the living conditions and amenity of the property at 12 Lauradale Road.</p> <p>Noted in para. 8.10.2, the proposed scheme would not impact on biodiversity.</p> <p>Condition 16 will ensure that the existing trees are safeguarded on the site.</p> <p>Condition 14 would restrict alterations and extensions to the property.</p> <p>The site is not located within the conservation area.</p> <p>The proposed scheme would be traditional houses that acknowledge the elements of the adjacent house at 87 Woodside Avenue as noted in para. 8.5.3</p> <p>Noted para. 8.1.2 the proposed scheme seeks to optimise the potential of the site and the scheme would only make a modest increase in additional homes</p>
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		<p>alterations/extensions to the property.</p> <p>The development would detract from the conservation area</p> <p>The proposed houses are not cottages</p> <p>The amendments are very minor.</p> <p>Permission to build the bungalow and outbuildings adjacent to the reservoir was only granted because Thames Water needed an employee on site to monitor the reservoir. The bungalow was subsequently sold off and the buildings let to a building contractor. It was never the intention that this open land should be developed for housing and it should not be the case now.</p> <p>There is also already a significant problem with the capacity of the drainage and sewerage system in Woodside Avenue, into which these houses would connect.</p>	<p>Condition 17 will ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p>
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	<p>The proposal will affect the use of the path as an access road is heavily used by pedestrians, including the access for Tetherdown school. In the 2011 appeal decision, the inspector stated that the access to the site is far from ideal.</p>	<p>Noted in para. 8.9.1 – 8.9.8 which addresses the concerns related to increased traffic and the affect the proposal will have on the existing access</p> <p>As noted in para. 8.9.1-8.9.4, there are no highways and transportation objections to the development proposal, including the car parking proposed.</p> <p>The revised scheme dated 28th December 2012 clarifies any inaccuracies and plans have been submitted showing the outlines of the existing buildings and existing front boundary all relative to the proposed development.</p> <p>With regards to the criteria for a designated SLOL, para. 4 of the 2011 appeal decision states that it is clear that the development would not meet this requirement. However, this must be seen in the context of the existing use, which also has no relevance to any open space function. It would not be reasonable to reject the proposal on this basis.</p> <p>As noted in para. 8.3.7, the scheme would not detract from the open character of the SLOL and the area as a whole</p> <p>The architect pointed out that in their consultation with the neighbours at the concept stage all neighbours indicated they wanted the houses as far from their gardens as possible whilst only no. 2 and 12 actually about the land at the rear.</p>
	<p>The proposal will lead to increased traffic</p> <p>The parking proposed is inadequate</p>	
	<p>The proposed drawings and plans are insufficient and inaccurate</p>	
	<p>The type of development does not meet the criteria for a designated SLOL (Significant Local Open Land) area</p>	

<p>The proposed scheme would have a serious negative impact on the character and appearance of the SLOL</p> <p>The architect only consulted with neighbours at 2, 12 and 10 Lauradale Road and not the rest of the neighbours on the road</p> <p>There are concerns with the noise and disturbance during the construction phase</p> <p>The scheme would restrict the allotment users</p> <p>The proposed scheme will not enhance the activities associated with the particular nature and character of the area</p> <p>The change of use from business to residential is undesirable, and it will set a precedent for future residential developments</p> <p>The private housing will be built for commercial gain</p>	<p>Condition 6 and 10 will address noise and disturbance issues during the construction phase</p> <p>Condition 10 will ensure that vehicular conflict would be minimal and the disruption to the traffic on the adjoining roads at this location and in the interest of highway safety.</p> <p>The existing buildings do not enhance the activities associated with the particular nature and character of the area. The scheme would introduce soft landscaping as set out in para. 8.10.2 and condition 4 would ensure a satisfactory setting for the scheme.</p> <p>As noted in para. 8.4.5, it is the Officers view that the proposed change of use is acceptable given the nature of the site and the inspectors observations.</p> <p>If the private housing is built for commercial gain, this is not considered a planning issue.</p> <p>As noted in condition 7, an assessment of the hydrological and hydro-geological impacts of the development is required and Condition 6 would address any concerns with the impact of the basement development.</p> <p>The proposed St Lukes Hospital development is a major schemes with a large number of residential units. The proposed scheme would only make a modest increase in additional homes, supported by policy, as set out in para. 8.2.1</p>
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		<p>There are concerns with the impact of the basement development</p> <p>The application should be seen in conjunction with the development proposal at St Lukes Hospital</p> <p>The additional Birch tree proposed would not be acceptable</p> <p>The overall massing and height of the proposed scheme would be significantly greater than the existing buildings</p> <p>The application has been rejected many times in the past and this current scheme has not materially changed.</p> <p>There are concerns that the housing would be part of a gated community</p> <p>The site could be used as a playing field for the school rather than built development</p> <p>Further development in the area would be detrimental to the existing services in the area and local schools.</p>	<p>Condition 4 would require the details of the landscaping proposed.</p> <p>Noted para. 8.5.5 the scale of the scheme meets the requirements set out in the policies in para. 8.5.1</p> <p>Noted 8.3.6 shows that the current scheme has materially changed.</p> <p>Para 19 of the appeal decision states that since the gates are an existing feature, beyond the confines of the appeal site and not part of the proposal before the inspector, this issues had no bearing on the decision.</p> <p>Noted para. 8.1.2 the proposed scheme seeks to optimise the potential of the site.</p> <p>The proposed scheme would only make a modest increase in additional homes, therefore it would not be detrimental to the existing services in the area and local schools.</p> <p>The proposed scheme would not detract from the visual appearance, as para 8.5.2 points out that the existing single storey buildings have little architectural merit and detracts from the appearance of the area.</p> <p>Noted para 8.5.3 the proposed massing would not be significantly larger than the existing buildings on the site.</p> <p>As noted in para. 8.7.2 – 8.7.4 the proposed scheme would not seriously</p>
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	<p>The proposed scheme would impact on the visual appearance</p> <p>The proposed houses represent overdevelopment of the site</p> <p>The proposed scheme would seriously affect the living conditions and amenity of the neighbouring properties, in particular no. 12 Lauradale Road</p> <p>The proposed scheme will impact on the environment and biodiversity</p> <p>There was no arboricultural Impact Assessment submitted with the scheme as it could cause damage to the trees along the boundary of the properties at Lauradale Road.</p> <p>If planning permission is granted a condition should be attached to prevent future alterations/extensions to the property.</p> <p>The development would detract from the conservation area</p> <p>The proposed houses are not cottages</p> <p>The amendments are very minor.</p> <p>Permission to build the bungalow and</p>	<p>affect the living conditions and amenity of the property at 12 Lauradale Road.</p> <p>Noted in para. 8.10.2, the proposed scheme would not impact on biodiversity.</p> <p>Condition 16 will ensure that the existing trees are safeguarded on the site.</p> <p>Condition 14 would restrict alterations and extensions to the property.</p> <p>The site is not located within the conservation area.</p> <p>The proposed scheme would be traditional houses that acknowledge the elements of the adjacent house at 87 Woodside Avenue as noted in para. 8.5.3</p> <p>Noted para. 8.1.2 the proposed scheme seeks to optimise the potential of the site and the scheme would only make a modest increase in additional homes</p> <p>Condition 18 will ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p>
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	<p>outbuildings adjacent to the reservoir was only granted because Thames Water needed an employee on site to monitor the reservoir. The bungalow was subsequently sold off and the buildings let to a building contractor. It was never the intention that this open land should be developed for housing and it should not be the case now.</p> <p>There is also already a significant problem with the capacity of the drainage and sewerage system in Woodside Avenue, into which these houses would connect.</p>		
	<p>Support letters received including letters received after amendments made</p>	<p>NEIGHBOURS CONSULTED</p>	
	<p>There is more risk towards the existing access users in retaining the existing use as a depot.</p> <p>Family housing is much needed in the area</p> <p>The houses would create less noise than the noisy depot</p> <p>The traditional design is sensitive and sympathetic to the surroundings</p> <p>Two houses would be modest</p>		

Small cars using the path is better than large commercial vehicles

The proposal provides good quality housing

The houses would not affect the visual appearance and views of the open land, as the site is already built up with unattractive buildings

The scheme is a significant improvement to the previous scheme

The scheme would enhance the appearance of the site

The school uses large vehicles daily for deliveries, and these remain parked on the road.

The traffic generated by two houses will be much less than the existing use

The proposed houses will complement the character and appearance of the area

The scheme will add soft landscaping to the site that would improve its overall setting.

The proposed buildings will be modest in height.

APPENDIX 2



Appeal Decision

Site visit made on 16 September 2011

by Peter Willows BA DipUED MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29 September 2011

Appeal Ref: APP/Y5420/A/11/2153377
85 Woodside Avenue, London N10 3HF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Cilusum Holdings Ltd against the Council of the London Borough of Haringey.
 - The application Ref HGY/2011/0474, is dated 10 March 2011.
 - The development proposed is change of use from a builders depot to residential and the construction of 3 detached dwellings comprised of 1 no. two bed house and 2 no. three bed houses.
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Decision

1. The appeal is dismissed and planning permission for change of use from a builders depot to residential and the construction of 3 detached dwellings comprised of 1 no. two bed house and 2 no. three bed houses is refused.

Main Issues

2. Although the Council did not determine the appeal proposal, it has produced a statement explaining its position. Having regard to this and the wide range of matters raised by others, I consider the main issues in this case to be:
 - the effect of the development on the character and appearance of the locality and whether the development proposed would run counter to the aims of the site's designation as Significant Local Open Land;
 - the effect of the development on the living conditions of neighbouring occupiers; and
 - whether the site should be retained for employment use.

Reasons

Character, appearance and SLOL

3. The site is included within a Significant Local Open Land (SLOL) designation in the adopted Haringey Unitary Development Plan. The designation includes a covered reservoir, which is used for recreation, and allotments, as well as land occupied by schools. Thus, the appeal site is a relatively small part of the designation. Nevertheless, while the land has no recreational function, it is a significant part of the SLOL because it forms part of the setting of the other

areas of the designation. Thus, its development must be considered with proper regard to the objectives for the SLOL.

4. UDP policy OS3 sets out a range of criteria that should be met if SLOL land is to be developed. The first of these requires that the development should be ancillary to the use of the open space. It is clear that the development would not meet this requirement. However, this must be seen in the context of the existing use, which also has no relevance to any open space function. It would not be reasonable to reject the proposal on this basis.
5. Nevertheless, the policy contains other criteria which, it seems to me, are relevant to the proposal, including requirements that development does not detract from the site's open nature and character and that it positively contributes to the setting and quality of the open space.
6. Such criteria should be considered with regard to current development within the site. The entire site is hard-surfaced. It contains office and industrial/storage buildings and a boundary wall and gates. However, the buildings are single storey only with low roofs. While an office building is close to the front of the site, the industrial/storage building is set well back within it. Consequently, the site has a low-key character rather than appearing intensively developed.
7. The appeal proposal would very substantially change the appearance of the site. The houses would all have 2 storeys above ground level and would be positioned close to the front of the site facing towards the allotments. Although reduced in scale compared to previous proposals, the houses would nevertheless form a substantial mass of development. Compared to the structures that currently occupy the site, their overall bulk and positioning means that they would be far more prominent from other areas of the SLOL.
8. Thus, despite their location close to existing housing and greenery, and notwithstanding the planting proposed, the dwellings would give the site a more built-up appearance. This would detract from the open character of the SLOL and the area as a whole. Consequently, the proposal is at odds with the aims of those elements of policy OS3 that I have highlighted and with policy UD3, which requires proposals to complement the character of the local area and be of a nature and scale that is sensitive to the surrounding area.
9. In considering this issue I have been mindful of the nearby school which has recently been built on SLOL land. However, that is a very different proposal, and I do not have sufficient information regarding its background to draw meaningful comparisons between the schemes. I have considered this current proposal with regard to the current characteristics of the area, which include the school.

Living Conditions

10. The appeal site abuts residential property to the rear and side. In particular, the extensive and irregularly-shaped rear garden of 12 Lauradale Road shares a significant length of boundary with the site. While not part of the original garden of the property, those parts of the garden close to the appeal site have a secluded character, a little remote from the other houses on Lauradale Road, and I can appreciate why they are valued by the occupiers of the property.

11. The proposed House 3 would be close to the boundary to No 12 but would have no windows that would overlook the garden. However, House 2 would have 2 first floor windows on the rear elevation. The plot is deeper here compared to the site of House 3, and the first floor element of House 2 would be set in. Nevertheless, the gap to the rear boundary would be insufficient to prevent overlooking. Moreover, the shape of the boundary is such that there would also be angled views of part of the garden to the side at closer quarters. Overall, the windows would be an intrusive feature that would erode the privacy currently experienced in the garden.
12. I appreciate that there are windows in an existing commercial building on the site facing the garden at close quarters. However, these would be less harmful in my view. The hours of use of the business premises are unlikely to be continuous, and could well leave the unit little-used during evenings and weekends, the very times when people may wish to use their gardens. Moreover, the higher level of the proposed windows would allow more extensive views of the garden.
13. For these reasons I conclude that the proposal would materially harm the living conditions of the occupiers of 12 Lauradale Road. I have taken account of existing boundary treatment and the potential for additional planting, but these considerations do not overcome my concerns.
14. I have considered also whether the dwellings would be overbearing in relation to the neighbouring garden or result in any loss of light. However, the massing and siting of the buildings have successfully addressed this issue and the proposed buildings would be no more overbearing than the existing ones in my judgement.
15. I also saw that the site abuts the gardens of other properties and is visible from them as well. However, the position of the proposed dwellings, the nature of the ground levels in the area and existing screening mean that the development would not materially harm the living conditions of the occupiers of these other dwellings. Nevertheless, the harm I have found in relation to No 12 means that the proposal conflicts with the aims for residential amenity within UDP policy UD3.

Whether the site should be retained for employment use

16. Policy EMP4 of the UDP sets out the approach to dealing with proposals for the re-use of land and buildings in employment-generating uses. It indicates that planning permission will only be granted for uses that do not generate employment if the land is no longer suitable for business or industry use and there is well documented evidence of an unsuccessful attempt to market the site, normally for a period of at least 18 months.
17. In this case, it appears to me that the site's poor access and proximity to dwellings significantly restrict its suitability for most employment uses. However, the evidence of previous marketing of the site available to me is less than comprehensive. While it is evident that some marketing has taken place in the past, it clearly falls short of the 18 month period of marketing suggested in policy EMP4. Thus the requirements of the policy have not been fully met.
18. However, the appellant has submitted an Employment Land Viability Assessment which concludes that the site is unlikely to be taken up for commercial uses in the foreseeable future. This evidence has not been

challenged by the Council. Given this and the evident deficiencies of the site for most employment uses, I am not persuaded that any planning purpose would be served by retaining the site for that reason. Accordingly, notwithstanding the conflict with EMP4, this consideration does not contribute to my decision to dismiss the appeal.

Other Matters

19. The Council raises concerns regarding the gates at the entrance of the site. However, since these are an existing feature, beyond the confines of the appeal site and not part of the proposal before me, they have no bearing on my decision.
20. It is clear that the access to the site is less than ideal, particularly given its use by the school and others. However, any use of the property is likely to generate a degree of traffic. Moreover, it appears that it may be lawfully used for business purposes, and that could generate the movement of larger vehicles, a potential further hazard. The fact that the lane already serves a dwelling means that users must already expect domestic vehicles to use it. I am also mindful that the Council's Transportation section did not object to the proposal. Weighing these factors in the balance, I conclude that the unsatisfactory nature of the access is not a reason to withhold planning permission.
21. My attention has been drawn to a previous appeal decision relating to the property. However, that clearly related to a very different proposal, which limits the extent to which it is relevant to the current appeal, which I have considered on its own merits.
22. I have been referred to a wide range of development plan policies but regard those I have highlighted as the most relevant to the proposal and issues before me.

Conclusion

23. For the reasons set out above, and having considered all other matters raised, I conclude that the appeal should be dismissed.

Peter Willows

INSPECTOR

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