



Haringey Council

Special Planning Sub Committee

THURSDAY, 5TH MARCH, 2015 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Ahmet (Chair), Akwasi-Ayisi, Basu, Beacham, Bevan, Carroll, Carter, Gunes, Mallett (Vice-Chair), Patterson and Rice

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AGENDA

1. APOLOGIES

2. URGENT BUSINESS

It being a special meeting of the Committee, under Part 4, Section B, paragraph 17 of the Council's Constitution, no other business shall be considered at the meeting.

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. PLANNING APPLICATIONS

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.

5. 9 RAILWAY ARCHES ST JAMES'S LANE N10 3QX (PAGES 1 - 18)

Demolition of existing workshop building and construction of an office and workshop building underneath the viaduct arch number 9.

RECOMMENDATION: grant permission subject to conditions

6. COLD FALL PRIMARY SCHOOL COLD FALL AVENUE N10 1HS (PAGES 19 - 32)

Erection of roof level music room extension to existing school

RECOMMENDATION: grant permission subject to conditions.

7. 22 SHELDON AVENUE N6 4JT (PAGES 33 - 52)

Retention of all parts of the as-built property, comprising the extended house (excluding north side dormer), pool house and the associated landscaping in the front and rear gardens; elements of which are not in accordance with the approved documents of planning permission HGY/2012/0884; together with the installation of 2 proposed air conditioning units (householder application)

RECOMMENDATION: grant permission subject to conditions.

8. ANDERTON COURT ALEXANDRA PARK ROAD N22 7BE (PAGES 53 - 96)

Demolition of existing garages and construction of 5 new dwelling units.

RECOMMENDATION: grant permission subject to conditions

9. CONNAUGHT LODGE, CONNAUGHT ROAD N4 4NR (PAGES 97 - 146)

Demolition of garages adjacent to Connaught Lodge and erection of part 3 and part 4 storey building comprising 7 flats and associated landscaping works.

RECOMMENDATION: grant permission subject to conditions.

10. DATE OF NEXT MEETING

- Planning Committee (pre app briefing) 10 March

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Wednesday, 25 February 2015

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Planning Sub Committee 05/03/2015

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/3410	Ward: Muswell Hill
<p>Address: 9 Railway Arches St James's Lane N10 3QX</p> <p>Proposal: Demolition of existing workshop building and construction of an office and workshop building underneath the viaduct arch number 9</p> <p>Applicant: Ms Sangita Anand La Di Da Cupcakes</p> <p>Ownership: Council</p> <p>Case Officer Contact: Robbie McNaugher</p> <p>Site Visit Date: 10/12/2014</p>	
<p>Date received: 02/12/2014</p> <p>Drawing number of plans: 065_L02_02; 065_L02_04; 065_L04_01; 065_L04_02; 065_L05_01; 065_L05_02; 065_L11_01; 065_L11_02; 065_L11_03; 065_L11_04; 065_L12_02; 065_L12_03; 065_L12_04; 065_L14_01; 065_L14_02; 065_L15_01; 065_L15_02.</p>	
<p>1.1 This application is being referred to the Planning Committee because the Council is the applicant.</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <p>There is strong development plan support for the proposed increase in employment floorspace. The proposal would not impact on the amenity of the neighbouring properties and has been sensitively designed to improve the character and visual amenity of the area.</p>	

2. RECOMMENDATION

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

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Hours of operation

Informatives

- 1) Hours of construction
- 2) Waste
- 3) Thames Water

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

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3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is an application for the demolition of the existing workshop building and the construction of an office and workshop building underneath the viaduct arch number 9. The workshop would have a depth of 9 metres and a width of 9.1 metres, it would be 2 storey with a height of some 5.35 metres and would have a timber facade.

Site and Surroundings

- 3.2 The application site is a railway arch set off St. James's Lane. The site is part of a larger run of railway arches with various small scale commercial uses within. The railway viaduct here formed part of the Finsbury Park to Alexandra Palace railway line constructed in the 1870s which is a locally Listed Building. This substantial brick structure now remains without a line and forms parks of Parkland Walk. The structure is a locally listed structure. The arch in question now currently contains a small scale industrial unit which is currently vacant.

Relevant Planning and Enforcement history

- 3.4 HGY/2000/0346 GTD 12-12-00 Viaduct Arch 9 St. James Lane London Change of use from motor repair workshop to builders storage unit and infilling of viaduct arch.
- 3.5 Also of material relevance is: HGY/2014/1541 GTD 28/07/2014 Demolition of an existing workshop building and construction of a new design studio building underneath the viaduct arch number 8.

4. CONSULTATION RESPONSE

- 4.1 The following were consulted regarding the application:

LBH Cleansing
LBH Property Services
LBH Transportation
Muswell Hill & Fortis Green Residents Assoc
London Fire Brigade
Friends Of The Parkland Walk
Thames Water Utilities

- 4.2 The following responses were received:

Internal:
1) Transport

No objections

2) Waste Management

No objections

External:

3) Thames Water

Sewerage infrastructure capacity - no objection.

Water infrastructure capacity- no objection

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and letters to neighbouring properties. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 12

Objecting: 9

Supporting: 3

5.2 The points raised are summarised as follows and set out and addressed in detail in Appendix 1:

- Loss of privacy
- Loss of light
- Noise and fumes
- Impact on trees and ecology
- Support for the redevelopment of site
- Support for the business

5.1 The following issues raised are not material planning considerations:

- Loss of a private view (Officer Comment: This is a private matter and therefore not a material planning consideration).
- Impact on property values (Officer Comment: This is a private matter and therefore not a material planning consideration).

6. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development;
2. Impact on the amenity of adjoining occupiers;
3. Impact of the proposed development on the character and appearance of the area;
4. Parking and highway safety.

Principle of the development

6.2 The principle of additional employment floorspace is supported by Local Plan Policy SP8 and Saved UDP Policy EMP5. The policies seek to secure a strong

economy in Haringey by supporting local employment, protecting light industry provided that any trips generated by the proposal are catered for by the most sustainable and appropriate means. Therefore the proposal is acceptable in principle subject to detailed considerations.

Impact on the amenity of adjoining occupiers

- 6.3 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy. Concerns have been raised in relation to the impact on neighbouring properties.
- 6.4 The application site abuts the property boundary of the terraced properties within Hillfield Park located to the west. The natural ground level of these properties and their rear gardens are some 3.5 m higher than the application site. The proposal is for the demolition of the existing single-storey workshop garage and erection of a two-storey structure to accommodate a new office and workshop. The proposed development will match the footprint of the existing workshop but there will be an increase in height from the 3.5 m to 4.9 m. Owing to the raised ground level of the Hillfield Park terrace, the proposed development would not exceed the existing rear boundary fence. As such, the proposal would not give rise to any negative effect upon the existing living conditions currently enjoyed by occupiers of Hillfield Park in terms of privacy, outlook and overshadowing.
- 6.5 In relation to noise and odours it is considered that the proposal would not result in a significant increase in noise or odours when compared with the potential to use the existing building on the site. The production of food here would also be controlled by Environmental Health Legislation.

Impact on Character and appearance of the area, the Conservation Area and the Locally Listed Building

- 6.6 Sections 66(1) and 72(1) of the 1990 Town and Country Planning Act sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the special architectural or historic interest of a Listed Building. The importance of properly discharging the duty conferred by these provisions and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the case of Barnwell Manor and subsequent decisions that rely on it.
- 6.7 The NPPF should be considered alongside London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development

proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.

- 6.8 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets.
- 6.9 The existing dilapidated breeze block structure sits within the arch of the viaduct and is surrounded by other similar neighbouring structures within the viaduct. The proposed workshop will be finished in timber cladding to the front and corrugated steel cladding to the rear and would be no higher than the other arch developments. The proposal is considered to be a visual improvement over the existing built form and as such, the local character and amenity of the area will be enhanced in accordance to the above policies.
- 6.10 The footprint of the building would not be increased and the increase in height would similar to other structures within the railway arches and therefore it is considered that the proposal would not harm the Locally Listed Building or the setting of the adjoining Conservation Area.

Parking and highway safety

- 6.11 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport and adopting maximum car parking standards and car free housing wherever feasible.
- 6.12 This site is located in an area that has a medium public transport accessibility level of 3 and is within reasonable walking distance of a number of local bus services available on Muswell Hill Broadway. It is considered that public transport would be viewed as a viable option for those making journeys to and from the site.
- 6.13 Although the proposal does not include the provision of allocated on-site parking spaces, it is not anticipated that the replacement workshop and office would generate any significant level of traffic generation or parking demand. Given that the above scheme is unlikely to result in any significant negative impact upon the surrounding highway network, the highway and transportation authority does not wish to raise an objection to the proposal.
- 6.14 Overall, the development is unlikely to generate any significant increase in traffic and parking demand which would have any adverse impact on the local highways network in the area surrounding the site. The proposal is therefore considered to be acceptable and would promote sustainable modes of travel over the private motor vehicles in accordance with London Plan 2011 Policy 6.9 and Local Plan 2013 Policy SP7.

Conclusion

- 6.15 The proposed development is considered acceptable in principle and is sensitively designed to improve the character and visual amenity of the area with no adverse impact on the amenity of the neighbouring occupiers. The proposal would not harm the Locally Listed Building or the adjoining Conservation Area.
- 6.16 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

CIL

- 6.17 The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 065_L02_02; 065_L02_04; 065_L04_01; 065_L04_02; 065_L05_01; 065_L05_02; 065_L11_01; 065_L11_02; 065_L11_03; 065_L11_04; 065_L12_02; 065_L12_03; 065_L12_04; 065_L14_01; 065_L14_02; 065_L15_01; 065_L15_02.

Subject to the following condition(s)

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

Reason: This condition is imposed by virtue of 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 avoid doubt and in the interests of good planning.

3. The use hereby permitted shall not be operated before 10:00 hours or after 21:00 hours Monday to Friday, before 09:00 hours or after 21:00 hours Saturdays and before 09:00 hours or after 17:00 hours Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not

diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVES

Informative: Hours of Construction

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

Informative: Waste

The applicant is advised that Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

Waste must be properly contained to avoid spillage, side waste and windblown litter. Waste collection arrangements must be frequent enough to avoid spillage and waste accumulations around the bin area and surrounding land both private and public.

Informative: Thames Water

The applicant is advised that there is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

Appendix 1 Consultation Responses from internal and external agencies

No.	Stakeholder	Question/Comment	Response
	INTERNAL		
	LBH Transportation	<p>This site is located in an area that has a medium public transport accessibility level of 3 and is within reasonable walking distance of a number of local bus services available on Muswell Hill Broadway. It is considered that public transport would be viewed as a viable option for those making journeys to and from the site.</p> <p>Although the proposal does not include the provision of allocated on-site parking spaces, it is not anticipated that the replacement workshop and office would generate any significant level of traffic generation or parking demand.</p> <p>Given that the above scheme is unlikely to result in any significant negative impact upon the surrounding highway network, the highway and transportation authority does not wish to raise an objection to the proposal.</p>	Noted
	LBH Waste Management	<p>Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.</p>	Noted informative attached

No.	Stakeholder	Question/Comment	Response
		Waste must be properly contained to avoid spillage, side waste and windblown litter. Waste collection arrangements must be frequent enough to avoid spillage and waste accumulations around the bin area and surrounding land both private and public. Amber.	
	EXTERNAL		
	Thames Water	Sewerage infrastructure capacity - no objection. Water infrastructure capacity- no objection Thames Water recommend the following informative be attached to any planning permission: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.	Noted and informative attached.
	Neighbour properties No of individual responses: 12 Objecting: 9 Supporting: 3	<ul style="list-style-type: none"> • The proposal to redevelop Arch 9 will reduce light and sunlight to the properties at Hillfield Park • The proposal rear window will harm the privacy of the residential properties of Hillfield Park. • At least one tree behind Arch 9 is likely to be damaged by any building work • The height of the proposed development is disproportionate with the arch height • The height should be reduced to no more than the existing structure. 	See para 6.3.2 of the report As above The proposal would be built in place of the existing building so will not require large foundations which could affect trees The building is in keeping with other developments on the arches As above See para 6.3.3 of the report

No.	Stakeholder	Question/Comment	Response
		<ul style="list-style-type: none"> • The proposed use is for food manufacture and is in close proximity to residential properties, concern about the likelihood of, or control of any odours produced. • Any digging for sewerage infrastructure will be at the rear and below of properties on Hillfield Park, any excavations should be back filled and retained as necessary to ensure no danger of future land slips. • The application should provide additional assessments including noise, air quality, drainage and ecology • A planning condition should be added with similar restrictions as the 1980 lease to protect residents • The proposed building is not in keeping with the Conservation Area <p><u>Support</u></p> <ul style="list-style-type: none"> • The proposal will help the improvement of the area, clearly not being properly looked after. Hope other applications will follow. • Pleased to support an application for an environmentally friendly small business that does require additional parking or vehicle access, will not bring noise or pollution and so should not impact negatively on local residents' quality of life. • The proposal will be an improvement to the current empty property, and to the other 	<p>This will be dealt with through Building Regulations</p> <p>These are not necessary under the Council's current Local List of application requirements The proposal would not raise sufficient concerns to warrant the imposition of such a condition The proposal is not considered to impact on the neighbouring Conservation Area.</p> <p>The points of support are noted.</p>

No.	Stakeholder	Question/Comment	Response
		<p>garage businesses which create environmental hazards in the area and which are an eyesore.</p> <ul style="list-style-type: none"> • The proposed building will not be higher than the current one and will therefore maintain the character of the arches and not obscure light and open space above the new building. 	

Appendix 2 Plans and Images

Site Local Plan



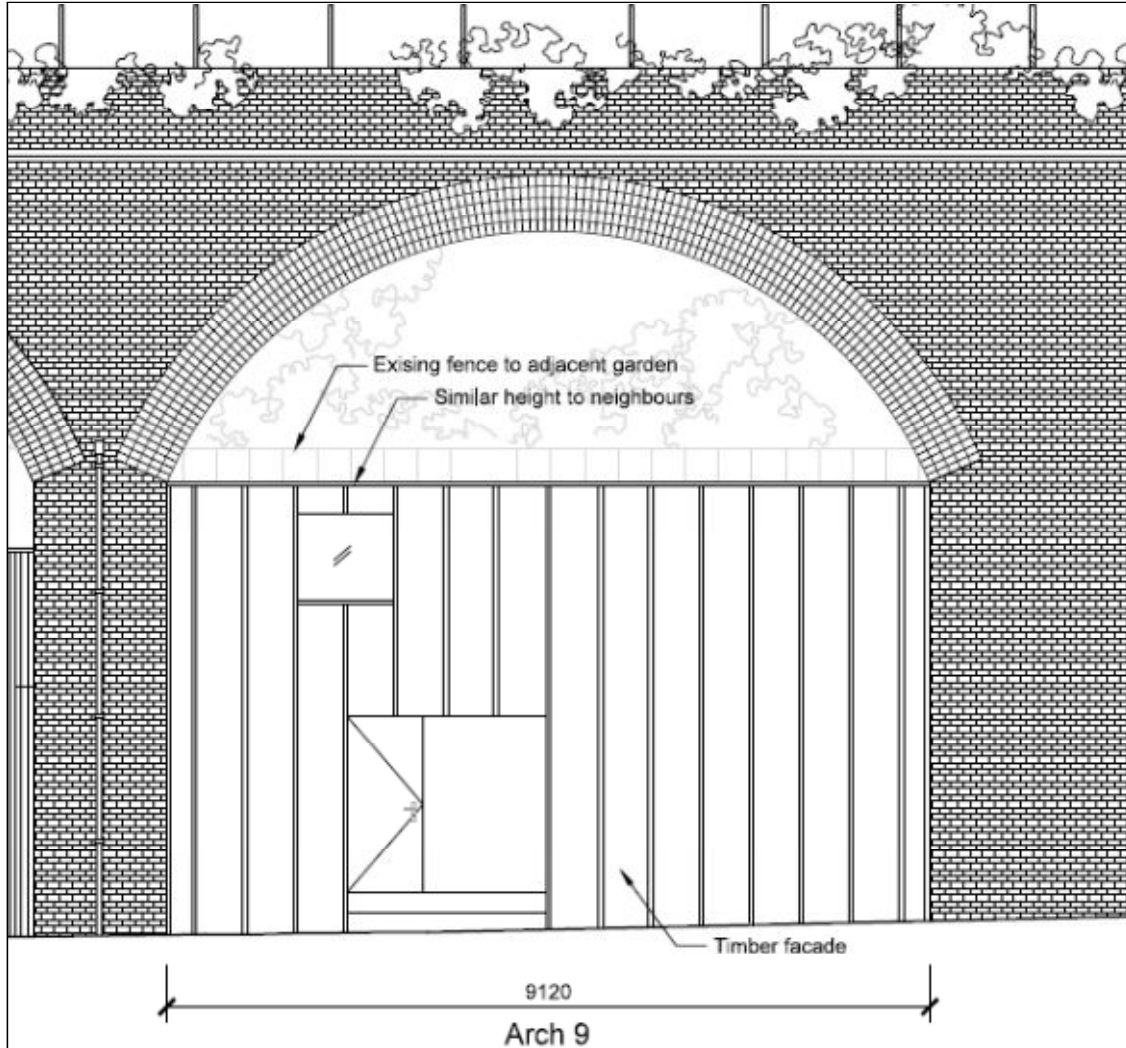
Existing building



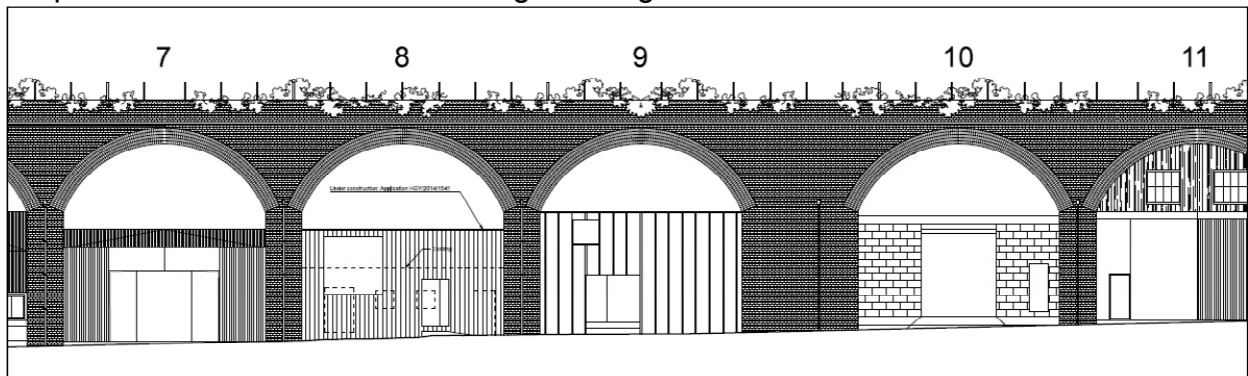
Neighbouring buildings



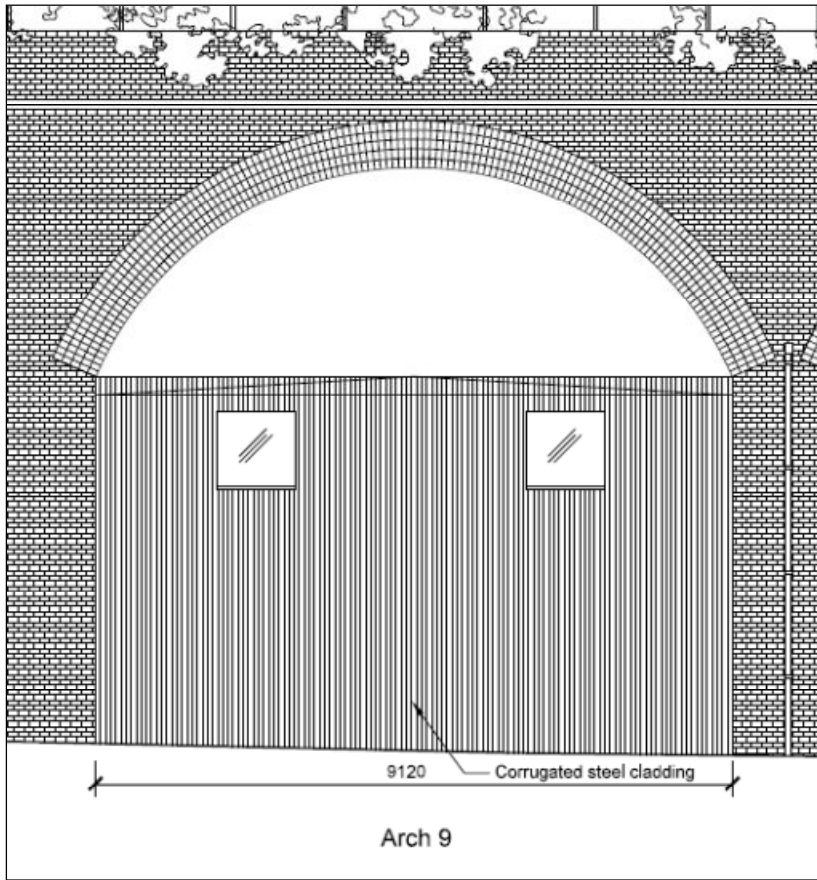
Proposed front elevation



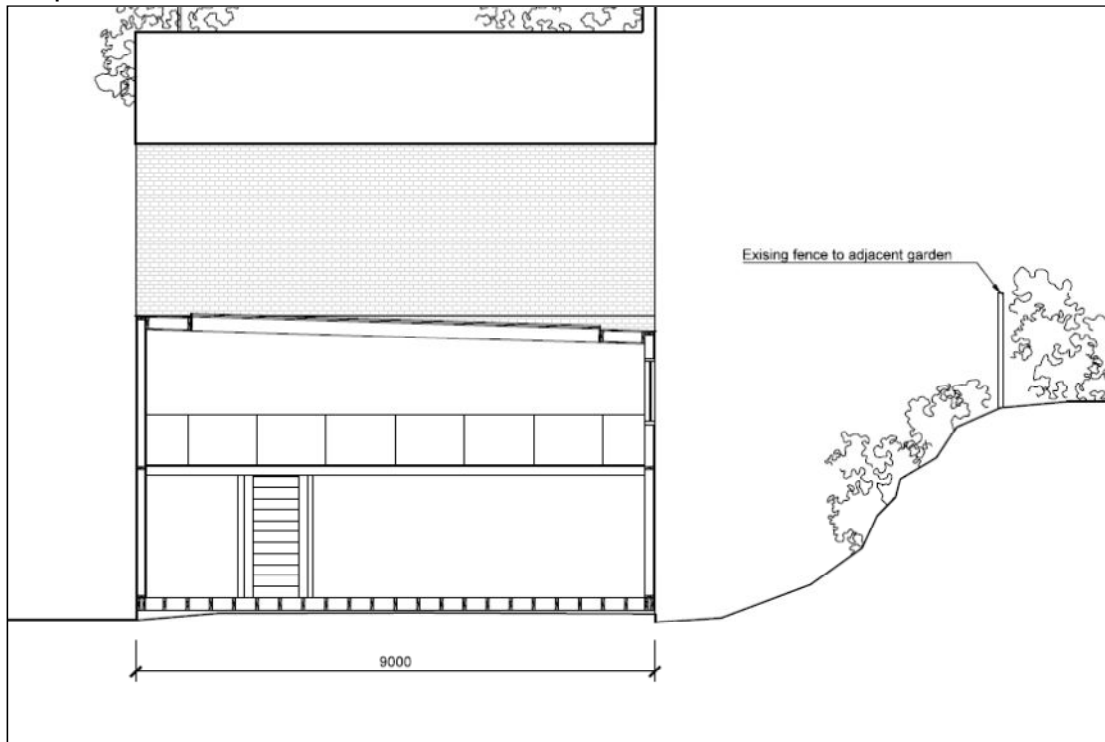
Proposed elevation in relation to neighbouring arches



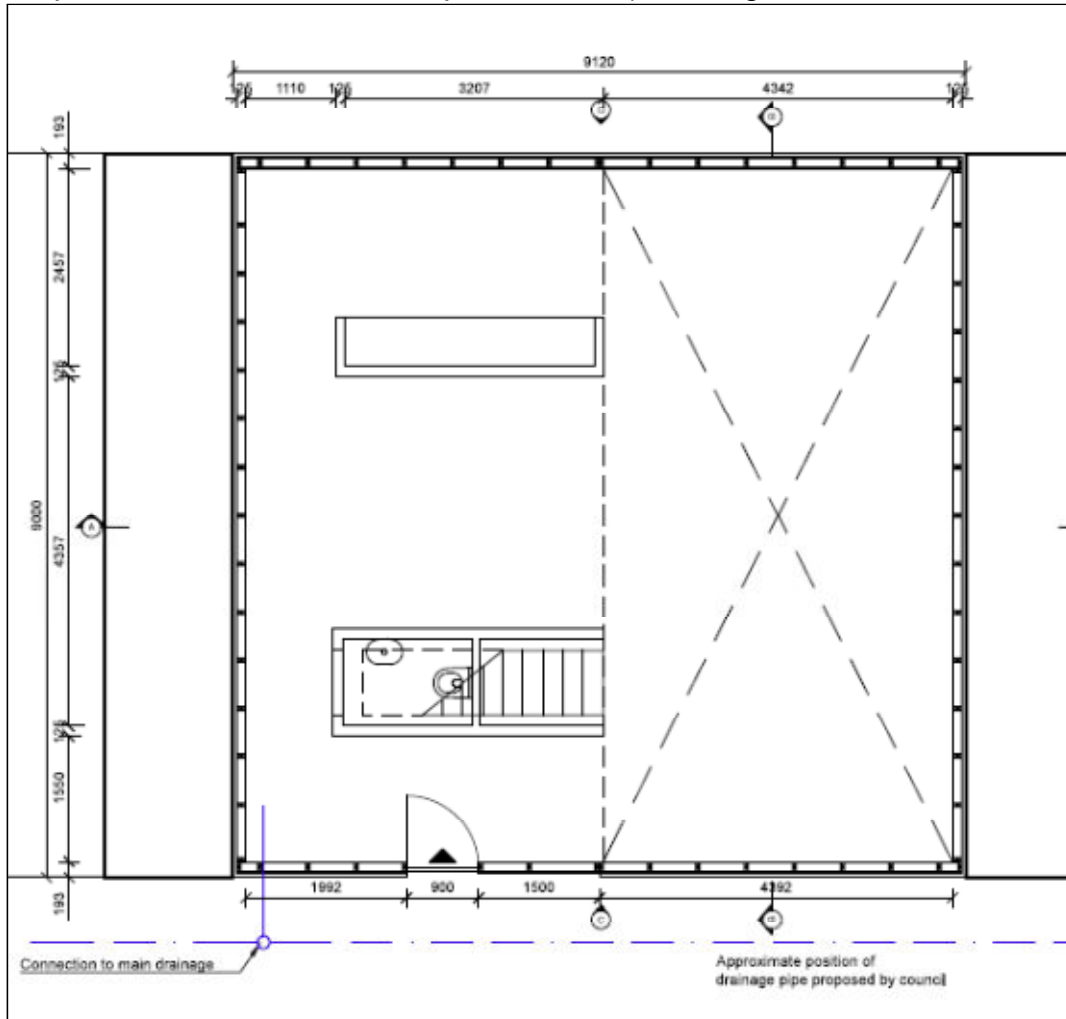
Proposed rear elevation



Proposed cross section



Proposed floor plan (including mezzanine level)



Planning Sub Committee 5th March 2015

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/3402	Ward: Fortis Green
<p>Address: Coldfall Primary School Coldfall Avenue N10 1HS</p> <p>Proposal: Erection of roof level music room extension to existing school</p> <p>Applicant: Mr Dan Walker Coldfall Primary School</p> <p>Ownership: Council</p> <p>Case Officer Contact: Malachy McGovern</p>	
<p>Date received: 01/12/2014</p> <p>Drawing number of plans: CSB201401_PA-01 - CSB201401_PA-08 incl.</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • The proposal involves the construction of a single classroom extension located at the first floor level over part of an existing first floor terrace. The proposal is an acceptable development to provide an additional classroom on site whilst not compromising the usability of the outdoor/ play space on site. • The proposal would not harm the openness/ visual character of the adjoining MOL nor harm the amenities of neighbouring occupiers. • The Council is the applicant and as such this application is being referred to the Planning Sub-Committee. 	

2. RECOMMENDATION

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

Conditions

- 1)Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Material to match

Informatives

- 1) Hours of construction

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

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3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	MATERIAL PLANNING CONSIDERATIONS <ul style="list-style-type: none"> • Design and Appearance; • Residential Amenity; • Transportation.
8.0	CIL
8.0	RECOMMENDATION
9.0	APPENDICES: Appendix 1 : Plans and images

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The application seeks planning permission for the construction of a new first floor level extension to provide a new 'music' classroom.

Site and Surroundings

- 3.2 The application site comprises a large primary school (3 form entry) located at the end of Coldfall Avenue, off Coppetts Road in Fortis Green Ward. The site sits in extensive grounds, most of which are designated as Metropolitan Open Land (MOL). Coldfall Wood, a public open space also designated as MOL, is located immediately to the west of this school site. The site does not fall within a conservation area.
- 3.3 The school comprises of an original two storey 1920s brick-building. The school has been previously extended on two occasions, with the building on which the new extension is being sited being built in 2008. This large modern extension was constructed on the western side of the site immediately adjacent to Coldfall Wood and comprised of six new classrooms, a dining room, kitchen, sports hall and staff room.

Relevant Planning and Enforcement history

Planning History

HGY/1998/1361 GTD 08-12-98 Erection of two storey building to facilitate four additional classrooms, and male and female w.c's with associated alterations to include landscaping.

HGY/2001/0332 GTD 17-04-01 Erection of pedestrian and vehicular gates and panels 2 metres high to school entrance.

HGY/2002/1355 GTD 29-10-02 Replacement gates and railings 2.0 metres in height to Coldfall Avenue.

HGY/2003/0159 GTD 04-03-03 Erection of new 3.0m high palisade fencing to replace existing perimeter fence.

HGY/2005/0872 GTD 25-07-05 Demolition of existing school hall, erection of part single, part two storey school buildings (1,200 sq m) comprising six new classrooms, dining / sports hall, kitchen, staff room and remodelling of existing school building; provision of vehicle turning area and car parking.

HGY/2005/2014 GTD 10-01-06 Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2005/0872.

HGY/2006/1242 GTD 28-09-06 Installation of multi-use games area within school grounds including surfacing, fencing (maximum height 3.6m at goal ends), goal end units and access path

HGY/2010/0162 GTD 23-03-10 Display of 1 x non-illuminated free standing flag rope with flag.

HGY/2010/0214 GTD 16-03-10 Installation of solar photovoltaic panels

HGY/2013/1894 GTD 13-01-14 Erection of single storey modular training unit for music classes

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Education – No objection to the proposal

Friends of Coldfall Wood – No response

5. LOCAL REPRESENTATIONS

5.1 The application was publicised by way of 4 letters to neighbouring properties with no representations received.

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main issues in respect of this application are considered to be:

- Siting & Design;
- Impact on residential amenity/ MOL;
- Transportation and highway safety.

Siting & Design

6.2 The NPPF should be considered alongside London Plan 2011, London Plan policies 7.4 and 7.6 and Local Plan 2013 Policy SP11, which identifies that development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.

6.3 The proposal involves the construction of a new 'modular' extension on the flat roof of the existing school wing extension to provide an additional classroom that will house the music classroom. The extension would be approximately 8 metres by 11 metres and would be situated towards the rear of the main school building on the south western side of the site.

6.4 The proposal would match the design and appearance of the existing extension. The 'modular' type construction would mean that the construction time would be as little as 4 – 6 weeks in order to minimise disruption. A

condition will be imposed to ensure that the proposed wood cladding is of the same profile and colour (i.e. stain) as the existing.

- 6.5 Overall, the proposal is considered to be acceptable in terms of its siting and design, in accordance with London Plan 2011, London Plan policies 7.4 and 7.6 and Local Plan 2013 Policy SP11.

Impact on residential amenity/ MOL

- 6.6 The London Plan 2011 policy 7.6 'Architecture' states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity.
- 6.7 As the extension will be located at first floor level, to the centre of the site, the proposal will have no impact on the street frontage onto Coldfall Avenue. The siting of the extension on the south western corner of the school building, adjacent to Coldfall Wood means that it is a significant distance from the nearest residential properties to the north on Everington Road and the east on Coldfall Avenue.
- 6.8 Given the modest size of the proposed extension and it being contained within the footprint of the existing building in addition to matching the design and appearance of an earlier modern extension, the visual character of the site and the openness of the MOL will not be affected.
- 6.9 Overall it is considered that the extension would not harm the amenities of neighbours and would protect the visual character and openness of the adjacent MOL, in accordance with saved UDP 2006 policies UD3 and OS5 and concurrent London Plan 2011 policy 7.6.

Transportation and highway safety

- 6.10 The proposal forms part of a wider school improvement project and will not affect current access arrangements on site or internal vehicle movement routes within the site. The proposal will not support a more intensive use of this site.
- 6.11 The development will not impact on the local highways network surrounding the site. The proposal is therefore considered to be acceptable in accordance with London Plan policy 6.9 and Local Plan policy SP7.

Conclusion

- 6.12 The proposed development is considered to be acceptable in terms of its siting and design and will not harm the openness/ visual character of the MOL or the amenities of neighbouring occupiers.
- 6.13 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL

7.1 The proposal is not liable for the Mayor's or Haringey's CIL charge.

8.0 RECOMMENDATIONS

8.1 GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) CSB201401_PA-01 - CSB201401_PA-08 incl.

Subject to the following condition(s)

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 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. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

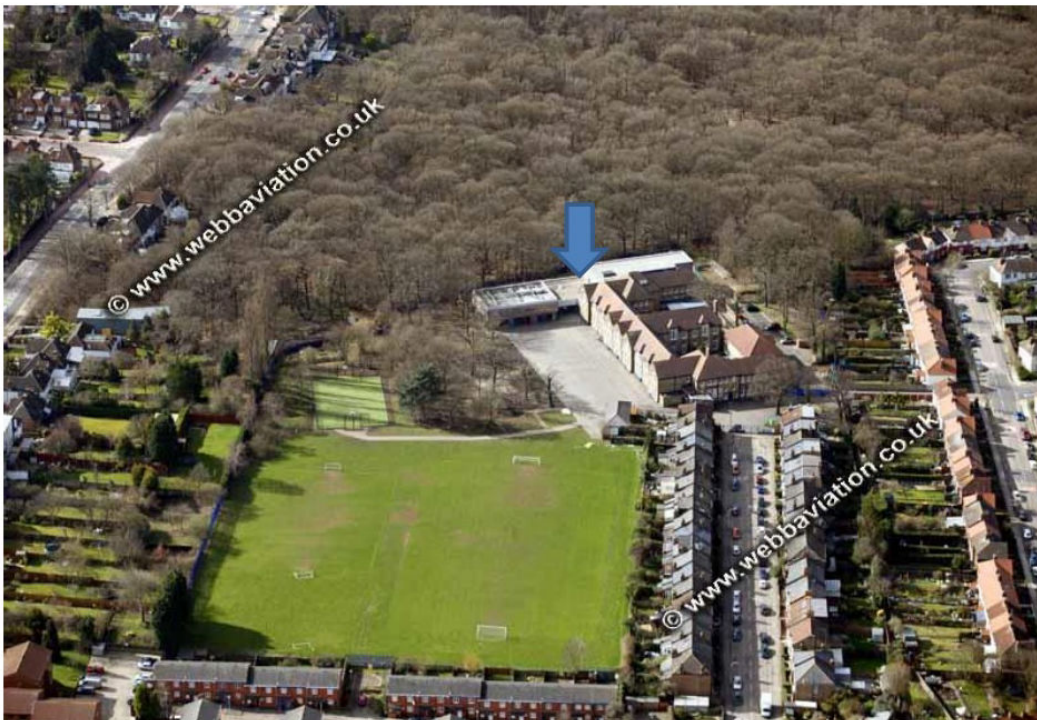
INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

APPENDIX 1

Site Location Plan/ Aerial Photo

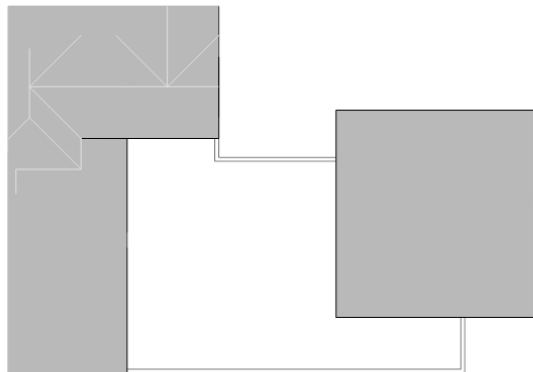


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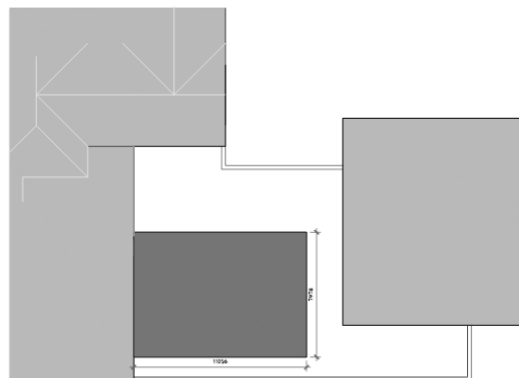


Aerial Photo of the site with location of new music room arrowed

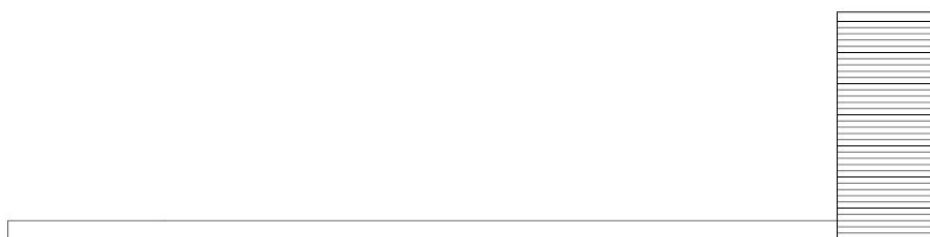
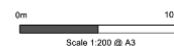
Drawings



EXISTING ROOF PLAN

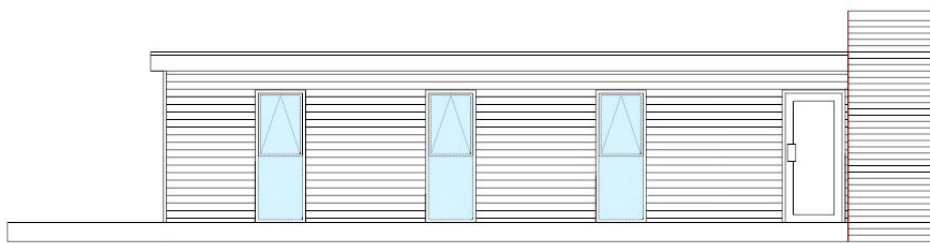


PROPOSED ROOF PLAN



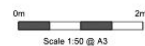
EXISTING EAST ELEVATION

Existing Timber Clad Building



PROPOSED EAST ELEVATION

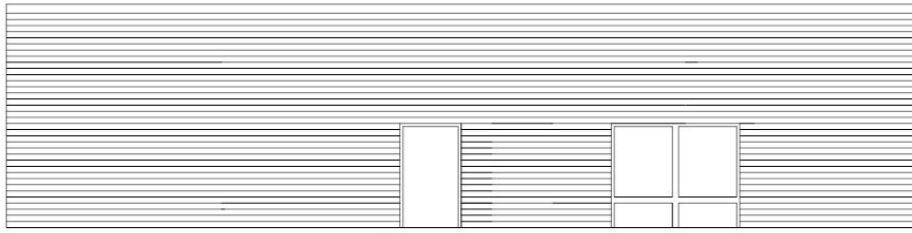
Fire Exit



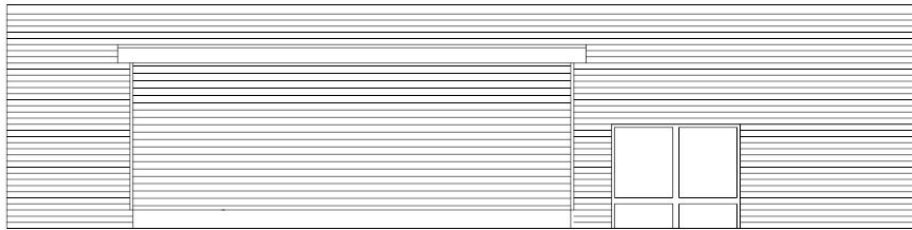
PROJ: 15-0000-01-00121



Goldhill Primary School		
Murrell Hill London		
Existing and Proposed Elevations (East)		
First Floor		
1:50 (A3)		
DR: JLF		16/18
CSB291461_PA_B5		



EXISTING SOUTH ELEVATION



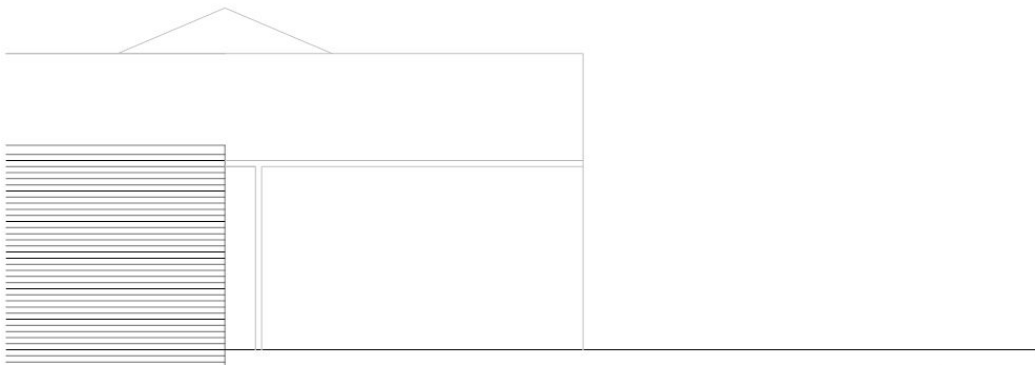
PROPOSED SOUTH ELEVATION



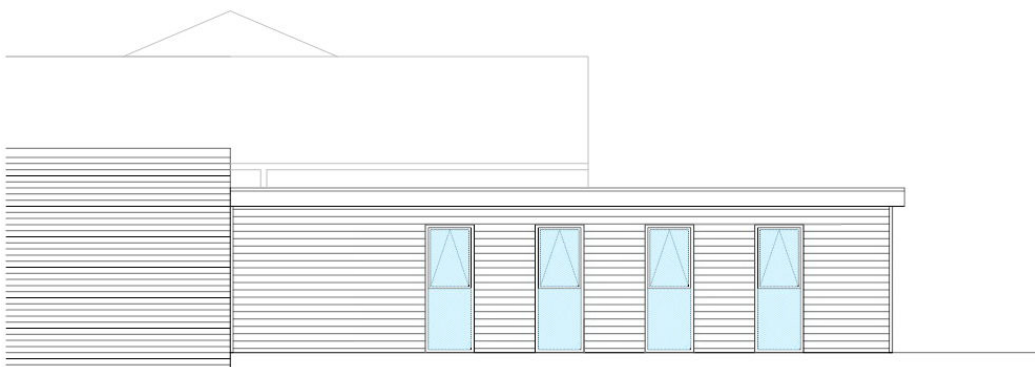
201904 17-06-2019 09:00:00



Caldwell Primary School	
Muswell Hill London	
Existing and Proposed Elevations (South)	
First Floor	
1:50 (A3)	
DR: JH	REV: 01
CSB201481_PA_06	



EXISTING WEST ELEVATION



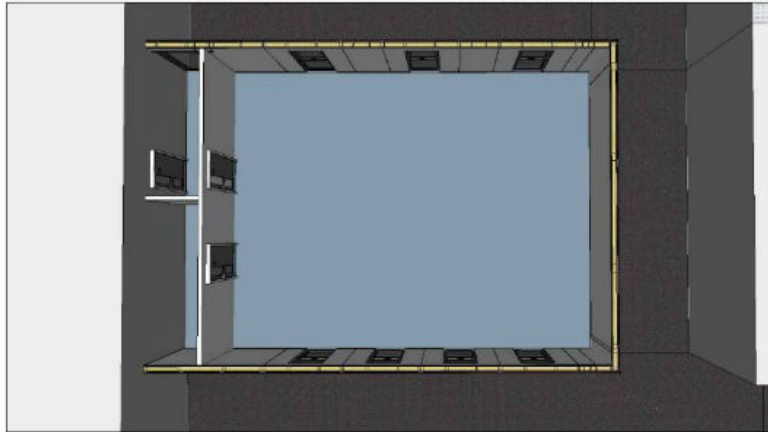
PROPOSED WEST ELEVATION



201904 17-06-2019 09:00:00



Caldwell Primary School	
Muswell Hill London	
Existing and Proposed Elevations (West)	
First Floor	
1:50 (A3)	
DR: JH	REV: 01
CSB201481_PA_07	



Site Photographs



Roof deck location for extension looking north



Extension location looking East

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Planning Sub Committee 5th March 2015

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/3567	Ward: Highgate
Address: 22 Sheldon Avenue N6 4JT	
<p>Proposal: Retention of all parts of the as-built property, comprising the extended house (excluding north side dormer), pool house and the associated landscaping in the front and rear gardens; elements of which are not in accordance with the approved documents of planning permission HGY/2012/0884; together with the installation of 2 proposed air conditioning units (householder application)</p> <p>Applicant: Mr & Mrs Rony & Orly Grushka</p> <p>Ownership: Private</p> <p>Case Officer Contact: Abiola Oloyede</p>	
Date received: 19/12/2014 Last amended date: DD/MM/YYYY	
<p>Drawing number of plans: 1982 PL01, 1982 PL102 Rev B, 1982 PL113 Rev B, 1982 PL114 Rev B, 1982 PL115 Rev C, 1982 PL116 Rev B, 1982 PL117 Rev C, 1982 PL118 Rev C, 1982 PL119 Rev C, 1982 PL120 Rev B, 1982 PL121 Rev B, 1982 PL122 Rev C, 1982 PL123 Rev B, 1982 PL124 Rev B, 1982 PL125 Rev B, 1982 PL126 Rev & 1982 PL201 Rev A</p>	
1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION	
<ul style="list-style-type: none"> • This application is for the retention of all parts of the as-built property, comprising the extended house (excluding north side dormer), pool house and the associated landscaping in the front and rear gardens; elements of which were not in accordance with the approved plans as per planning application ref: HGY/2012/0884 and subsequent amendments to this. This application also seeks to install two air conditioning units. • The nature and scale of the changes outlined above are on balance, considered minor in relation to the previously approved scheme, still resulting in a dwelling of an acceptable scale, bulk and design in relation to its plot size and other buildings in the immediate vicinity; as such preserving the character and appearance of this part of the Conservation Area • Having regard to the previously consented scheme the proposed development does not have any greater adverse impact on the amenity of neighbouring occupiers. • The application is coming to committee because of the extensive planning history of the site . 	

2. RECOMMENDATION

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

Conditions

- 1) Post installation noise assessment carried out and submitted to LPA;
- 2) In accordance with approved plans;
- 3) Removal of permitted development rights.

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

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3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	MATERIAL PLANNING CONSIDERATIONS <ul style="list-style-type: none"> • Background; • Changes to design and form/ impact on the character and appearance of the conservation area; • Impact on residential amenity of neighbouring occupiers; • Impact on trees.
8.0	CIL
8.0	RECOMMENDATION
9.0	APPENDICES: Appendix 1 : Plans and images

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This application is for the retention of all parts of the as-built property, comprising the extended house (excluding north side dormer), pool house and the associated landscaping in the front and rear gardens; elements of which were not in accordance with the approved plans as per planning application ref: HGY/2012/0884 and subsequent amendments to this. This application also seeks to install two air conditioning units.

Site and Surroundings

- 3.2 The property is a detached building, located on the south-eastern side of Sheldon Avenue along a gradual bend in this road. The property appears as a 'two storey' house but comprises of four floors including accommodation at basement and roof level, with a pool house in the rear garden which is connected to the basement via a walkway. The original property on the site has been largely rebuilt and enlarged, other than a retained facade, following permission being granted in 2012 for the refurbishment and extension of the existing dwelling house.
- 3.3 Sheldon Avenue is a long residential road which runs in between Hampstead Lane and Aylmer Road. The road lies within the Bishops Sub-Area of the Highgate Conservation Area. Sheldon Avenue has a fairly uniform appearance characterised by Arts and Crafts houses, largely developed by Copper and Quennell.

Relevant Planning and Enforcement history

3.4 Planning History

HGY/2012/0884 GTD, 07-08-12 - Refurbishment and extension of the existing dwellinghouse including partial demolition of the existing main house including the south/east (rear) external walls and part east and west (side) external walls, roof extension, erection of part two storey, part single storey rear extension and single storey side extension and excavation to create basement level, rear lightwell and basement access, swimming pool and pool house.

HGY/2012/0885 GTD, 07-08-12 - Conservation Area Consent refurbishment and extension of the existing dwellinghouse including partial demolition of the existing main house including the south/east (rear) external walls and part east and west (side) external walls, roof extension, erection of part two storey, part single storey rear extension and single storey side extension and excavation to create basement level, rear lightwell and basement access, swimming pool and pool house.

HGY/2012/1704 GTD, 18-12-12,-Approval of Details pursuant to Condition 12 (Basement Impact Assessment) attached to planning permission.

HGY/2012/1860 GTD, 16-10-12,- Non-material amendment following a grant of planning permission HGY/2012/0884 to retain the front fascade only and to alter the position and proportions of the side dormer.

HGY/2012/2186 GTD, 08-01-13 -Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2012/0884.

HGY/2012/2408 GTD, 05-02-13,-Amendments to approved scheme HGY/2012/0884 to include alterations to basement footprint, relocation of pool plant room to basement, alterations to dimensions of rear and side extensions and addition of new ground floor side windows.

HGY/2013/0310 GTD, 05-03-13 - Approval of details pursuant to conditions 8 (boundary treatment) and 16 (Considerate Constructors Scheme) attached to planning permission HGY/2012/0884.

HGY/2013/0388 GTD, 28-01-14, - Approval of Details pursuant to Condition 11 (construction management plan) attached to planning permission.

HGY/2013/1280 GTD, 30-07-13 - Non-material amendment following a grant of planning permission HGY/2012/0884 to revise the entrance portico, remove the pediment, and remove kink in side extension facade (south-west).

HGY/2014/0497 GTD, 29-04-14 - Non-material amendment following approved planning application reference HGY/2012/0884 to change the front entrance door/ portico.

3.5 Enforcement History

DEP/2013/00240, various departures reported including the following but now closed with decisions taken at the time of investigation:

- Pool house setback to boundary fence not in accordance – Breach confirmed but not expedient for formal action;
- Pool house height not in accordance – Confirmed and Enforcement Notice issued but withdrawn;
- Pool house wider than approved – Confirmed but not expedient;
- Main house wider and longer than approved – Confirmed but not expedient;
- Inconsistent plans submitted with application leading to rear elevation vertical twin dormers constructed higher than approved – Breach confirmed but not expedient;
- First floor recess between the vertical twin rear dormers has been decreased giving rise to bulkier dormers – Breach confirmed but not expedient;
- Front elevation roof dormers are deeper than approved – Breach confirmed but not expedient;
- Chimneys not constructed – No breach;
- Materials for main dwelling may not be in keeping – No breach;
- Ground floor cantilevered roof is longer than approved – Breach confirmed but not expedient;

- Basement excavation wider than approved affecting tree roots – Breach confirmed and basement width remediated;
- Ground floor rear extension not in accordance, being built closer to boundary – No breach;
- No side window in flank wall – Breach confirmed but not expedient;
- Pool house green roof not constructed – Confirmed and Enforcement Notice issued but withdrawn;
- Outbuilding in rear garden – No breach.

3.6 Appeal History

APP/2013/00870, side dormer and pool house:

- Side dormer on roof not in accordance with approved plans – Confirmed and Enforcement Notice issued and withdrawn. Separate planning application submitted.
- Pool house back elevation with proposed dehumidifiers not in accordance and brings pool house closer to boundary – Confirmed but subject to planning application HGY/2014/3567.

4. **CONSULTATION RESPONSE**

4.1 The following were consultation responses have been received:

Internal:

- 1) LBH Noise & Pollution – Raise no objection

5. **LOCAL REPRESENTATIONS**

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 21 consultation letters. The number of representations received from neighbours, including comments from Highgate CAAC and Highgate Society, in response to notification and publicity on the application are as follows:

No of individual responses:

Objecting: 3

Supporting: 4

5.2 The representations received objecting to the application are summarised as follows:

- Inappropriate location for air conditioning units;
- Affect of noise from the air conditioning units and the dehumidifiers;
- Full survey should be carried out to assess all noise from external plant;
- Height of the pool house in relation to fence of No 20 is not insignificant;
- The pool house is larger and closer to the boundary with No 20;

- Rear/ side elevation has towers which are not subordinate to the main roof pitch with large flanks of unbroken brickwork with no architectural craft;
- Height and width of the rear bays have been increased so that they extend to the outer ridges of the hip roof and the recess between the bays largely in filled so that the bays are no longer subordinate to the main roof or house;
- Size and position of the rear bays means they are now very visible from the road protruding from the main roof;
- Impact on the roof protection (RPA) of T11 & T13.

(Note: Comments in relation to the side dormer are considered in a different application/ ref: HGY/2014/3484)

5.3 The representations/ comments in support of the application are summarised as follows:

- Constructed to extremely high quality;
- Development adds to the streetscape of Sheldon Avenue and wider conservation area;
- Inclusion of a green roof means that the pool house is extremely concealed and well screened;
- Difference between what has been permitted and built is negligible.

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues in respect of this application are considered to be:

1. Changes to design and form/ impact on the character and appearance of the conservation area;
2. Impact on residential amenity of neighbouring occupiers
3. Impact on trees.

Background

6.2 As outlined above planning permission and conservation area consent (HGY/2012/0884 & HGY/2012/0885) were granted on 21st August 2012 for the refurbishment and extension of 22 Sheldon Avenue. The works as approved involved the demolition of the entire house with the exception of the facade to the street and the rebuilding of the dwelling with a basement with a pool house structure located to the rear connected to the new basement via an underground link. As outlined above this application is being submitted to regularise the development as minor departures from the original planning permission HGY/2012/0884 and subsequent permitted amendments to this consent (as outlined in the Planning History above) have occurred. This current application also seeks to include the placing of two air conditioning units at the side of the pool house. Works in respect of this aspect of the proposal have not been carried out as yet. This application does not include the as-built side

OFFREPC
Officers Report

dormer on the north elevation of the property; which is rather being considered under a different application (Ref: HGY/2014/3484).

Changes to design and form/ Impact on the character and appearance of the Conservation Area

- 6.3 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.

- 6.4. The *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* case tells us that *“Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”*

- 6.5 The *Queen (on the application of The Forge Field Society) v Sevenoaks District Council* says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell*, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough

to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.6 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.7 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.
- 6.8 This application is largely for the same use and overall similar design and form to the scheme approved as per planning reference HGY/2012/0884:

“Refurbishment and extension of the existing dwellinghouse including partial demolition of the existing main house including the south/east (rear) external walls and part east and west (side) external walls, roof extension, erection of part two storey, part single storey rear extension and single storey side extension and excavation to create basement level, rear lightwell and basement access, swimming pool and pool house. “

- 6.7 The minor departures from the approved scheme are outlined and commented upon below.

Adjustment to siting and height of the pool house

- 6.8 The changes to the height of the pool house occurred due to moving the foundations above ground level and inverting a down stand beam. The applicant has indicated that the installation of the structural elements as permitted would possibly have resulted in unnecessary damage to the protected trees in the neighbouring garden.
- 6.9 The change has resulted in the pool house sitting slightly closer to the boundary fence with No 20 and being marginally higher than that permitted. The pool house is approximately 20cm higher than approved, (closest to the boundary with No. 20). The approved plans showed the pool house as having a flat roof; however, to ensure that the permitted green roof drains properly, it has been built with a shallow slope which results in the roof being 39cm higher than approved on the other side. In this instance the gap between the side of the structure and the fence with No 20 varies given the structure does not sit

parallel to the fence but rather at a slight angle. The boundary between no 22 and its neighbour is characterised by mature vegetation (primarily in the garden on the neighbouring property) and a fence. These changes to the position and height of this structure are considered to be minor with limited impact on residential amenity and on the character and appearance of the conservation area. There is no harm to the Conservation Area. The pavilion structure whilst significant in the garden space continues, in officers views, to have a similar “presence” and impact as the previously approved structure. This is assisted, from elevated viewpoints, by the green roof.

Changes to rear/ side elevations

- 6.10 The form and design of the rear first and second floor symmetrical projections are different to those permitted; namely being higher than those on the approved plans but at very similar width. The primary noticeable difference in the appearance of these features is the higher eaves line. Officers consider that these changes do emphasise the height and bulk of these features especially when viewed from within the rear garden area (and in oblique glimpses from between the properties). This alteration is unwelcome but officers consider it is of very limited impact upon the character and appearance of the conservation area and no harm is caused, given the much more mixed form and appearance of the rear elevations of this and nearby properties.
- 6.11 Given also the detached nature of the houses in question and its large plot sizes and planted boundaries the projecting elements here to the rear are not highly visible features. The concern in the representations received in relation to blank elevations is noted, however the omission of the windows in question is minor and in addition Officers would point out that it is not uncharacteristic for flank elevations to have limited glazing.
- 6.12 The first and second floor projections in question, have been built in red brick with clay tiled hipped roofs and have white painted timber joinery and as such are sympathetic to the style of the house.
- 6.13 The changes to rear elevation also include the addition of a flat roof light on the green roof over the utility room to the south of the property and the omission of 2 x roof lights over the kitchen area. The applicant has indicated that the roof light in tandem with the approved roof light is a better arrangement than the 3 smaller lights shown on the permitted plans. Officers consider the effect of this change to be negligible.

Changes to front elevation

- 6.14 There have been no changes to the front elevation other than the minor repositioning of the front dormers and chimney stacks. The new roof form has an eaves position and ridgeline matching the original house. These changes are very minor in nature as such largely preserving the appearance of the original facade. No harm is caused to the conservation area

- 6.15 Overall it is considered that the elevations to the consented scheme coupled with the minor departures outlined above still result in a dwelling of an acceptable form and design sympathetic to the character and appearance of this part of the conservation area, as such preserving its character and not causing harm.

Impact on the amenity of neighbouring occupiers

Daylight/sunlight, outlook & overshadowing

- 6.16 The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking and aspect.
- 6.17 As set out in Officers report in respect of application reference HGY/2012/0884 it was considered that in terms of the pool house there would be no significant adverse impact on the amenity of neighbours in terms of outlook and no adverse impact on sunlight/daylight to neighbouring gardens. It was also highlighted in this report that outlook should not be mistaken for impact on private views which are not protected through the Planning system. Given the relationship and boundary treatment to the property and notwithstanding the changes to the pool house officers consider that the change in the impact of the structure in comparison with the permitted development is nominal and would continue to be subordinate to the main dwelling. The impact upon neighbouring properties is accordingly considered, on balance, to be acceptable.

Noise and disturbance

- 6.18 In terms of noise and disturbance, saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, pollution and of fume and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of pollutants and separate polluting activities from sensitive areas including homes.
- 6.19 As outlined above this planning application includes the positioning of two air conditioning units at the side of the pool house. The plant equipment will be hidden between the pool house and the boundary fence with No 20. The plant equipment will not be visible from here given the location and presence of planting along the boundary.
- 6.20 A noise report has been submitted with the application to address the potential noise issues associated with the proposed location of the air conditioning external units.
- 6.21 The assessment finds that the installation of units in the location proposed would not harm the neighbour's residential amenity. At the time of carrying out the noise report two options for the positioning of the equipment were

considered (position 1 located to the rear of house and located 3m from the neighbouring patio doors and position 2 located 13m away from the nearest effected window on the side of the pool house). As per the plans submitted position 2 is the one chosen.

- 6.22 The report submitted outlines that the new plant equipment should be designed to achieve a 16.1dBA at 1m from the nearest noise sensitive property window (patio doors of No 20) if the externally located equipment is to be operated on a 24 hour basis. The report outlines that in terms of the position in question the proposed plant will not require acoustic treatment in order to meet the recommended design noise limits for the prescribed period of operation (24 hours daily).
- 6.22 In this particular case the solid wooden fence will have a screening effect of 10dBA while there will be a reduction of 22dB due to distance of 13m away from the nearest window. The predicted noise level from the proposed external plant will be in the order of 15dBA when measured at 1m outside the nearest effected residential window.
- 6.23 In this particular case it is nevertheless considered prudent to impose a planning condition requiring a post installation noise assessment to be carried out and submitted to the LPA with any additional steps necessary to mitigate such noise outlined, with the noise emitted limited to a level at least 10dBA below the existing background noise level (L90) when measured at the nearest noise sensitive premises. It will be expected that the equipment operate at night time quiet mode (between the hours of 19.00 and 7.00). As such subject to these safeguards it is considered that the air conditioning units here and their associated location will not harm the amenity of neighbouring residential properties. Officers would also point out that air conditioning equipment as per the details here are not uncommon in respect of large residential dwelling of the type in this area.

Impact on Trees

- 6.24 Part e) of saved UDP Policy UD3 states that the Council will require development proposals to consider appropriate tree retention, where UDP Policy OS17 seeks to protect and improve the contribution of trees to local landscape character.
- 6.25 Within the garden of No 20 next to the pool house are a number of trees, which include T11 (Silver Birch) and T13 (Oak) and a number of conifers. T11 and T13 are semi-mature trees, healthy for their age and species. As indicated in the Officer's report it was expected that these trees could tolerate some minor intrusion into their root protection area (RPAs) with the layout of the pool structure (approx 10%).
- 6.26 In the case of the foundation of the pool house a cantilevered internal decking design was used. The agent has indicated that the basement, pool house foundations and decking were undertaken in accordance with the 'Site Specific Arboricultural Survey and Method Statement (AMS)' dated 20 April 2012.

- 6.27 The Council's Arboricultural Officer has indicated that the trees in questions have experienced an element of crown dieback but also indicates that the dieback here may not be a result of any single factor. Tree dieback can be caused by many factors namely severing roots, nutrient deficiency, soil compaction, water availability, extreme weather conditions. The physical compaction of soil typically caused by construction machinery may have contributed to this in addition to the works at No 20, where the existing house on site was demolished and rebuilt with a larger footprint and associated basement. It is however important to bear in mind that trees can naturally regenerate and as such the trees here will need to be monitored with possible remedial actions taken (i.e. aeration). Representations made express a concern about the long term effects of the works on the boundary trees. The Council's tree officer is however of the view that the impact of the works does not justify refusal of the application.

Conclusion

- 6.28 This application details a number of changes to the consented development that have been undertaken during the course of the construction. Many of these are very minor in nature but cumulatively have prompted officers to recommend to the applicants submit a planning application. Officers have considered that the nature and scale of the changes outlined above are considered minor in relation to the previously approved scheme and resulting in a dwelling of an acceptable scale, bulk and design in relation to its plot size and other buildings in the immediate vicinity; as such preserving the character and appearance of this part of the Conservation Area and not causing harm. Moreover, the proposed development does not in officers view (subject to a condition on noise testing) have any significant adverse impact on the amenity of neighbouring occupiers.
- 6.29 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL

- 7.1 As per the approved plans/ planning application ref: HGY/2012/0884 the net additional floorspace ((929 sqm minus 535.5 sqm) was liable for Mayoral CIL.

8.0 RECOMMENDATIONS

- 8.1 GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 1982 PL01, 1982 PL102 Rev B, 1982 PL113 Rev B, 1982 PL114 Rev B, 1982 PL115 Rev C, 1982 PL116 Rev B, 1982 PL117 Rev C, 1982 PL118 Rev C, 1982 PL119 Rev C, 1982 PL120 Rev B, 1982 PL121 Rev B, 1982 PL122 Rev C, 1982 PL123 Rev B, 1982 PL124 Rev B, 1982 PL125 Rev B, 1982 PL126 Rev & 1982 PL201 Rev A

8.2 Subject to the following conditions:

- 1) Within 6 months of the permission hereby approved a post installation noise assessment shall be carried out and submitted to and approved in writing by the Local Planning Authority to confirm compliance with the noise criteria outlined in the noise report submitted with any additional steps necessary to mitigate such noise outlined including details of night-time quiet mode settings. The post installation noise assessment/ measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The approved details thereafter shall be implemented within 3 months of the approval of such detail and permanently retained and maintained. Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

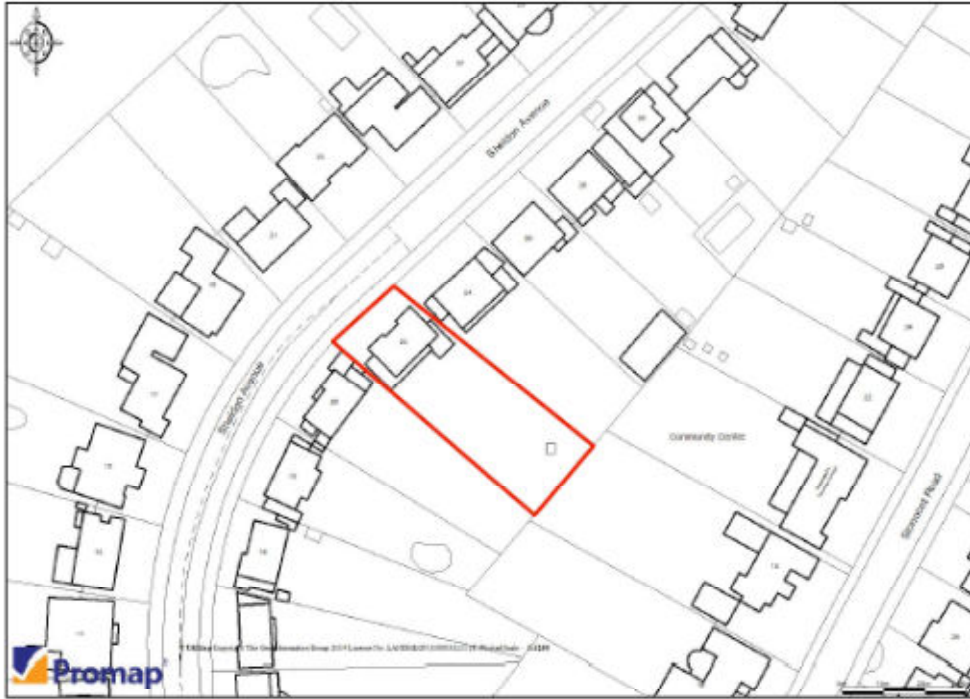
- 2) The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

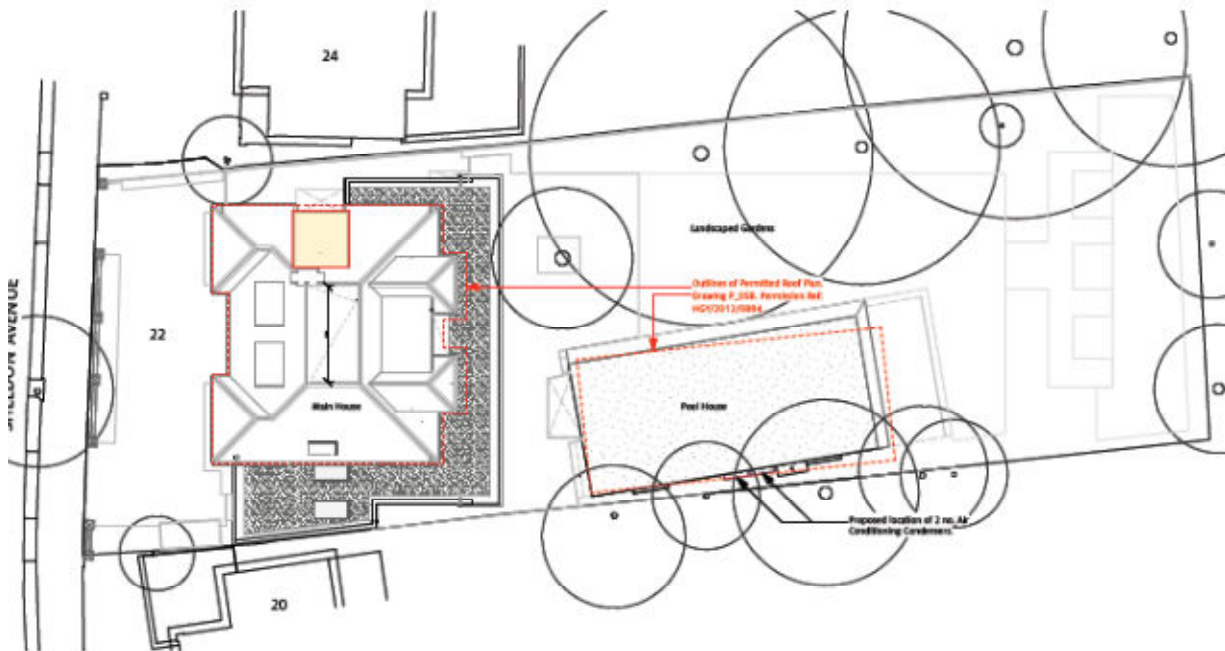
Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

9.0 PLANS & IMAGES

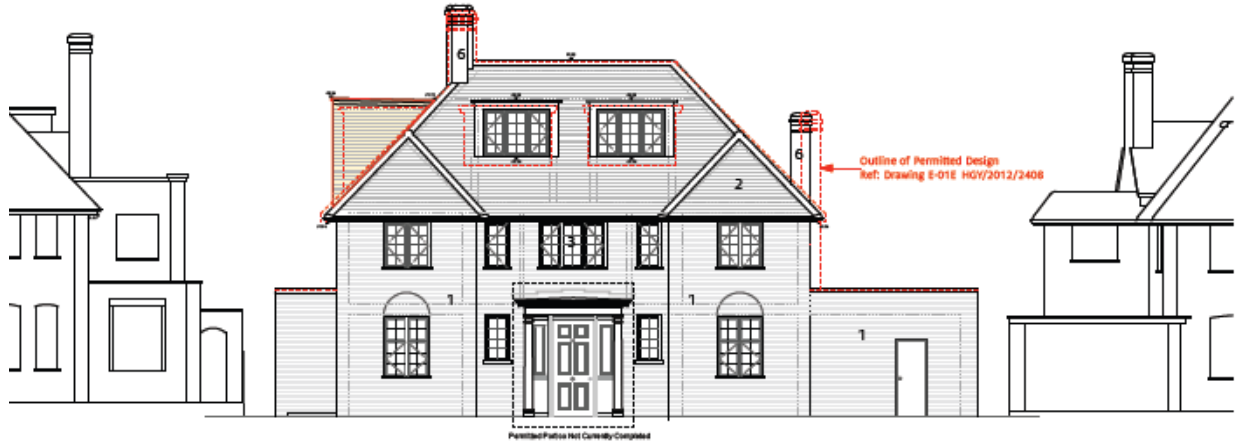


SITE LOCATION PLAN
SCALE 1:1250

Site Location Plan



Site Plan



AS BUILT FRONT ELEVATION - 1:100 @ A3



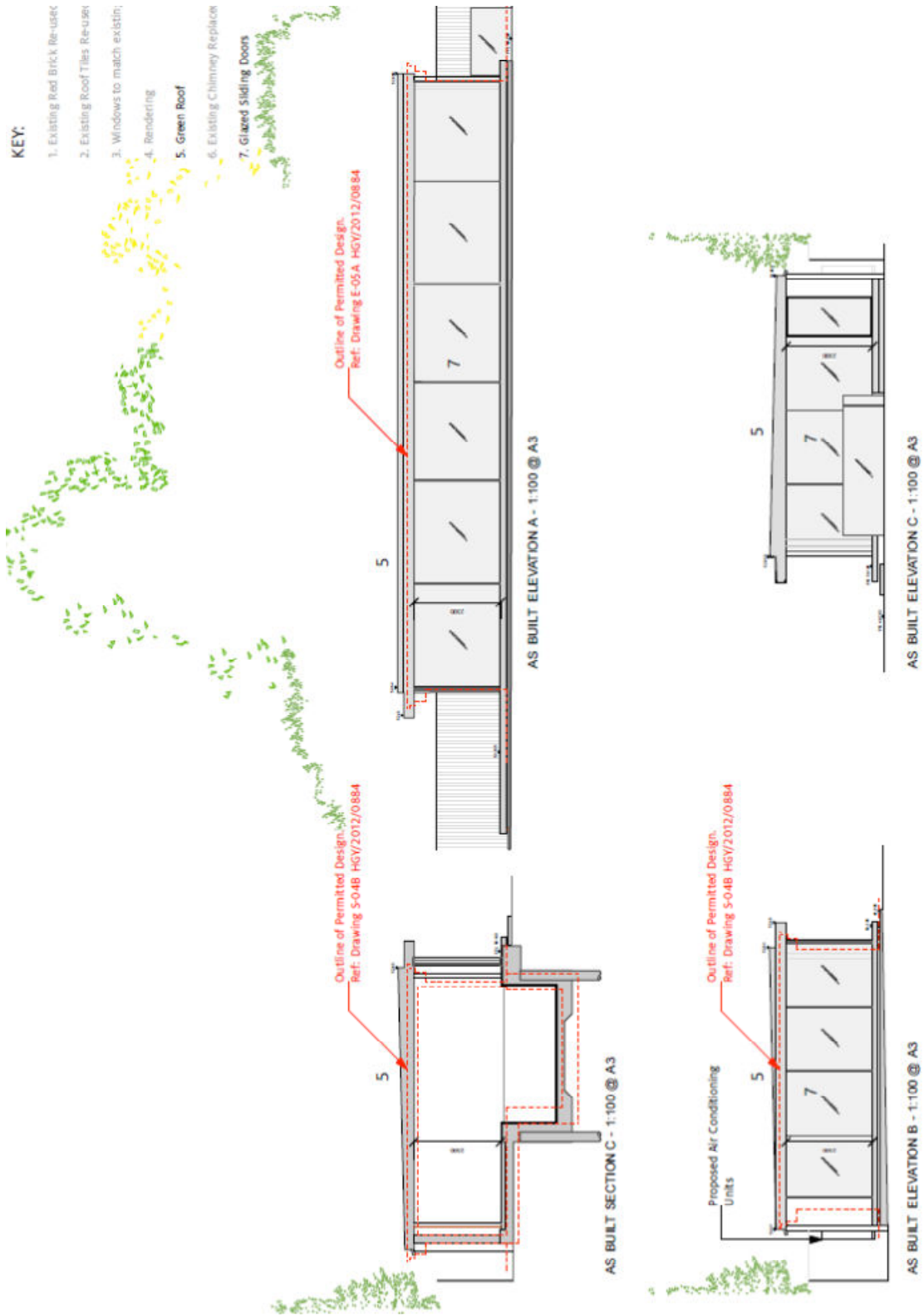
AS BUILT REAR ELEVATION - 1:100 @ A3



AS BUILT NORTH ELEVATION - 1:100 @ A3

AS BUILT SOUTH ELEVATION - 1:100 @ A3

Elevations



Cross Section of Pool House



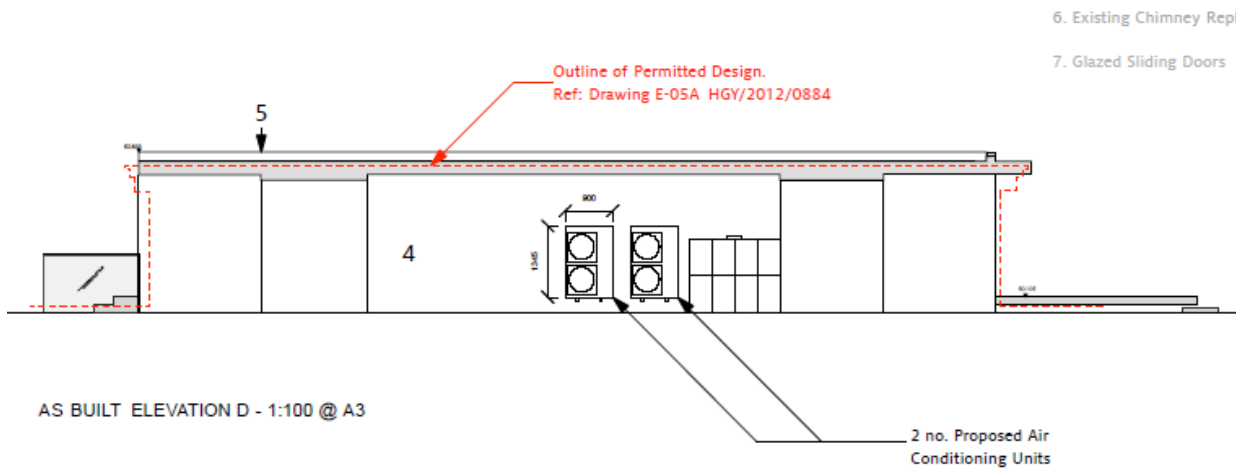
Street Elevation



Part of side elevation seen from No 20



Side/ Roof of Pool House



Location of AC Units

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Planning Sub Committee 05/03/2014

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/3507	Ward: Alexandra
<p>Address: Anderton Court Alexandra Park Road N22 7BE</p> <p>Proposal: Demolition of existing garages and construction of 5 new dwelling units</p> <p>Applicant: Mr W Myles Haringey Council</p> <p>Ownership: Council</p> <p>Case Officer Contact: Robbie McNaugher</p> <p>Site Visit Date: 19/01/2015</p>	
<p>Date received: 16/12/2014 Last amended date: 25/02/2015</p> <p>Drawing number of plans: 5429-01-1000 A; 5429-01-1010 A; 5429-01-1100 A; 5429-01-1200 A; 5429-01-1201 A; 5429-01-1250, 5429-01-1260 A; 5429-01-1251; 5429-01-1800; 5429-01-1801; 5429-01-1803; 5429-01-1900;</p>	
<p>1.1 This application is being referred to the Planning Committee because the Council is the applicant.</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • The principle of residential development is welcomed on this site. • The proposed residential accommodation would be of an acceptable layout and standard • The impact of the development on neighbouring residential amenity is acceptable • The design and appearance of the proposal is acceptable • The proposal would not impact on the setting of Alexandra Palace, or adversely affect the character or appearance of the Conservation Area or the Registered Park • There would be no significant impact on parking • There would be no impact on the trees • The proposal meets the standards outlined in the London Plan SPG Housing • The application is in accordance with the development plan 	

2. RECOMMENDATION

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

Conditions

1. Development begun no later than three years from date of decision
2. In accordance with approved plans
3. External materials to be approved
4. Code for Sustainable Homes Level 4
5. No permitted development for satellite dishes
6. Cycle parking
7. Land contamination investigation works
8. Contamination remediation if required
9. Control of dust
10. Combustion and energy plant
11. Travel Plan
12. Construction Management Plan
13. Obscure glazing
14. Tree protection

Informatives

1. Co-operation
2. Drainage
3. Thames Water
4. Street Numbering
5. Hours of construction
6. Asbestos
7. Party Wall Act

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

TABLE OF CONTENTS	
3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	CONSULTATION
7.0	MATERIAL PLANNING CONSIDERATIONS
8.0	RECOMMENDATION
9.0	APPENDICES: Appendix 1: Consultation Responses Appendix 2 : Design Review Panel Notes Appendix 3 : Plans and images

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.1 This is an application for the demolition of 10 existing garages and construction of 5 new dwelling units. These would be 2 x 3 storey and 1 x 2 storey terraced houses and a 2 storey block of flats with roof terrace. The dwellings would consist of 2 x 1 bedroom flats, 2 x 3 bedroom houses and 1 x 4 bedroom house.

3.2 Site and Surroundings

3.2.1 The application site is on the southern side of Alexandra Park Road close to the junction with Palace Gates Road. The site currently contains 2 blocks of flats owned and managed by Homes for Haringey. The blocks are set in communal garden areas with a forecourt containing 10 garages. There is a large mature oak tree at the front of the site and mature planting along the southern boundary.

3.2.2 To the east of the site is a pathway leading to Alexandra Palace Park which lies to the south of the site. Alexandra Palace Park is a Registered Park and the Alexandra Palace and Park Conservation Area abuts the site.

3.2.3 The surrounding area is residential in character with a mixture of 3 storey Edwardian terraced properties and some 1930s 2 storey semi-detached properties adjacent to the site.

3.4 Relevant Planning and Enforcement history

3.4.1 HGY/2001/0370 GTD 08-05-01 Anderton Court Alexandra Park Road London Replacement of steel windows and timber main entrance doors with double glazed aluminium windows and doors with associated external works.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Waste Management
LBH Building Control
LBH Transportation Group
London Fire Brigade
Alexandra Residents Association
Alexandra Palace Residents Association
Thames Water Utilities
Garden History Society
Alexandra Palace Manager
Alexandra Park & Palace Statutory Advisory Committee

The following responses were received :

Internal:

1) Transport

No objections subject to conditions and an informative

2) Waste Management

Further details are required.

3) Environmental Health Pollution

No objection subject to conditions and an informative

4) Building Control

No objections

External:

5) Thames Water

No objections subject to informatives

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

35 Neighbouring properties, a site notice and newspaper advert.

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

No of individual responses: 52

Objecting: 52

5.3 The main issues raised in representations that are material to the determination of the application are summarised below and set out and addressed in detail in appendix 1:

- Impact on neighbouring amenity, overlooking, loss of daylight and sunlight
- Loss of amenities for existing properties
- Impact on the neighbouring park
- Parking and highway issues
- The development is out of character with the surrounding area

5.4 The following issues raised are not material planning considerations:

- Loss of a private view (Officer Comment: This is a private matter and therefore not a material planning consideration)
- Procedural matters – consultation was over Christmas and not long enough (Officer Comment: the consultation was carried out in accordance with the Council Statement of Community Involvement, a further consultation was carried out following the receipt of a revised site plan. Representations are accepted up to the

date of committee and a total of 45 days will have passed since the second consultation by the time of committee).

- Letters are addressed to the occupier but should be sent to the landlords by the Council (Officer Comment: This is not a requirement of current regulations)
- Public notices have not been provided (Officer Comment: A site notice was erected at the site during the 2nd consultation exercise on 23 January 2015.
- The Council is not fulfilling its duties as Trustee of the Alexandra Palace and Park Trust (Officer Comment: this is not a matter for the Council to consider as Local Planning Authority)
- Loss of efficiency and income to solar panels (Officer Comment: This is a private matter and therefore not a material planning consideration)

5.5 Design Review Panel 4th December 2014

The minutes are set out in appendix 2 and summarised as follows:

- Concern with the fenestration in relationship to the internal layout
- It was strongly recommended that fenestration should be provided appropriate to the rooms within; in particular that the Living Rooms should have large windows and Bedrooms smaller.
- The approach and entrances to the townhouses; the lack of defensible space in front of a mean and cramped front door and lobby.
- Concern around access for cleaning the rooflights, which needs to be explained in the application.
- The private amenity space to the townhouses is substandard, but this may be acceptable
- There needs to be some doorstep play space for young children, close to the front doors to the proposed houses, in the amenity space of the estate.
- Overall this scheme was considered by the panel to be an acceptable in principle, but that the design should be reviewed and further refined before submission.

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Design and appearance
3. Residential Mix and quality of accommodation
4. Neighbouring amenity
5. The impact of the proposed development on the character and appearance of the conservation area, registered park and setting of the Listed Building
6. Parking and highway safety
7. Trees
8. Sustainability
9. Land contamination
10. Waste
11. Accessibility

6.2 Principle of the development

- 6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.
- 6.2.2 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. The proposal is for the creation of 5 affordable-rented units. The principle of introducing additional residential units to the site would be supported by the Council in augmenting housing stock in the area, and in meeting the intent of the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2, albeit if all other material planning considerations are to be met.
- 6.2.3 Furthermore, this site is one of a number that form part of the Council's new build programme which aims to take advantage of the opportunities for development on Council owned land to increase the supply of homes in the Borough. The programme will provide a mix of tenure types, including housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes, such as those that would be provided through this development. The Local Plan (paragraph 3.2.20) notes that, "*there is significant need among those on lower incomes for affordable housing at a level equal to social rents*". This application would go some way to meet this significant need.

6.3 Design and Appearance

- 6.3.1 The NPPF should be considered alongside London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.
- 6.3.2 The proposal involves the erection of a part 2 and part 3 storey terrace along the western edge of the site and a 2 storey block of flats in the south eastern corner of the site attached to the existing block at the rear of the site. The proposed terrace incorporates pitched roofs and gable ends to reflect the terraced properties in the surrounding area. The proposed flats would have a more contemporary form with a flat roof accommodating a roof terrace and would be attached to the existing building by a glazed link. Both buildings would be finished in brick and feature large contemporary windows which would respect the existing architecture of the site and the wider area but with a modern appearance. The proposed design approach was considered to be acceptable by the Council's Design Review Panel.
- 6.3.3 The layout of the buildings within the site would respect the existing layout and retain the spacious open character – including overlooking of the central green space towards the site entrance. The proposed flats would remain subordinate to the existing block and flats and are set well back within the site and largely screened by the existing buildings so would not have a significant impact on the

surrounding streetscene. The proposed terrace would be more prominent but would remove the existing unattractive and dilapidated garages. It would have a traditional roof form but with open terraces to the rear and is considered to be an acceptable modern addition to the streetscene which would be sympathetic to the existing character of the area.

6.3.4 Overall, the proposal is considered to be acceptable and in general accordance with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

6.4 Character and appearance of the conservation area registered park and setting of the Listed Building

6.4.1 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.

6.4.2 The *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* case tells us that “Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

6.4.3 The *Queen (on the application of The Forge Field Society) v Sevenoaks District Council* says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell*, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited

or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.4.4 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.4.5 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.
- 6.4.6 Concerns have been raised in relation to the impact on the Alexandra Palace and Park Conservation Area and the wall along the boundary of the site where it abuts the pathway to Alexandra Palace. The site sits on the boundary of the Conservation Area, the proposed flats would sit alongside the existing flats at the rear of the site but at a lower level and are screened by existing trees on the boundary so would not harm the Conservation Area.
- 6.4. The proposed terrace of dwellings would be some 30 metres from the boundary of the Conservation Area so would not in officers' opinion, materially impact upon or harm the setting of the Conservation Area, the Listed Building or the Registered Park. They would be attached to the existing boundary wall which appears to have been present on the site for many years but does not form part of the Listed Building. The proposal would require improvements to the wall to ensure its structural integrity is preserved so would improve its appearance.
- 6.4.5 Overall, it is considered that the proposal would preserve the character and appearance of the conservation area and not cause harm to the Conservation Area, the setting of the Listed Building or the Registered Park. In context of the recent case on Barnwell Manor, the Council's duty to consider whether new development preserves or enhances the character of heritage assets has been emphasised. In this instance, it is felt that the proposed development would

preserve the heritage assets and would not harm any of these heritage assets. It is, therefore, acceptable.

6.5 Impact on the amenity of adjoining occupiers

- 6.5.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.
- 6.5.2 The proposal has been accompanied by a daylight/sunlight report and shadowing report. These reports confirm that there would be no harmful loss of daylight/sunlight to adjoining neighbours. There would be some shadowing to the neighbouring properties for a limited time during the day but the effects would be in line with the BRE Assessment Criteria so are considered to be acceptable.
- 6.5.3 In respect of privacy the proposed terrace would be some 18 metres from the front elevation in the opposite block and some 11 metres from the nearest window on the adjacent block at an oblique angle. These separation distances are considered acceptable within an urban environment between the public elevations of the buildings so would not result in a significant loss of privacy to the neighbouring flats.
- 6.5.4 To the rear the terrace would be some 8 metres from the boundary with the garden area of the dwelling to the rear and would have a raised terrace with a 1.7 metre high screen so would not afford significant views into the garden area of the neighbouring property.
- 6.5.5 The proposed flats would be some 14 metres from the flank elevation on the opposite block at an angle so are not considered to result in a significant loss of privacy to these flank windows. There would be a 2nd floor flank window in the upper floor flat which would look onto the neighbouring garden area so can be conditioned to be fitted with obscure glazing. Following the initial submission the roof terrace has been reduced in size to bring it in from the edge of the roof and it will be fitted with 1.7 m high obscure glazed screen to the front and side to ensure it would not impact on the privacy of the neighbouring flat of the adjacent garden area.
- 6.5.6 The separation distance between the proposed dwellings and the neighbouring dwelling are considered sufficient to ensure that the proposal would not result in an adverse overbearing appearance. Where the block of flats are attached to the existing building there are secondary windows in the flank elevation and therefore there is considered to be no significant loss of amenity to these properties.

- 6.5.7 Noise pollution is dealt with under saved UDP Policy UD3 which resists developments which would involve an unacceptable level of noise beyond the boundary of the site. This stance is in line with the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan.
- 6.5.8 The noise impacts during construction would be a temporary impact and would be controlled by other legislation; an informative will be attached in this respect. The proposal would accommodate 5 additional households. This is not considered to cause a significant degree of noise and disturbance impact upon nearby residents within a residential area. Therefore the proposal is not considered to result in significant harm to neighbouring amenity as a result of noise.
- 6.5.9 Conditions are recommended requiring adequate dust control to protect the amenities of neighbours during the build phase of the development.
- 6.5.10 The proposal is therefore not considered to harm the amenities of neighbours and is in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

6.6 Residential Mix and Quality of accommodation

- 6.6.1 The Council's policy SP2 states that the Council will provide homes to meet Haringey's housing needs and provide a range of unit sizes. This development contributes towards the housing need. The housing mix provided is considered to be acceptable in this instance with a range of units provided to meet local housing need.
- 6.6.2 London Plan Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered. The standards by which this is measured are set out in the Mayor's Housing SPG 2012.
- 6.6.3 In assessing the proposal against these requirements, all the proposed units would accord with the minimum size requirements. Two of the houses would have 15 sq.m, raised terraces to the rear and private amenity space would be provided to the flats by way of a 45 sq.m .roof terrace. The initial plans did not include an amenity area for the 4 bedroom house and amendments have been provided showing a 28 sq.m. courtyard area alongside the flank of this dwelling to provide a private amenity area. Therefore the proposal would all meet the amenity space standards set out in the Mayor's Housing SPG.
- 6.6.4 Therefore, the proposal would provide an acceptable level of amenity for future occupiers.

6.7 Trees

- 6.7.1 With regard to trees UDP (2006) Policy OS17 states that the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character by ensuring that, when unprotected trees are affected by

development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is approved by the Council.

- 6.7.2 Concerns have been raised in relation to the impact of the proposal on trees within the site and adjoining the site, notably the large Oak tree at the front of the site. The applicant has submitted a tree survey and tree constraint plan which shows the proposal would be within the tree protection areas of a number of trees including the oak at the front of the site. A condition can be attached requesting further details of appropriate tree protection method statement to be provided prior to work commencing on site including hand dug foundations where required. This will ensure the proposal would not impact on the longevity of the existing trees on and surrounding the site.

6.8 Parking and highway safety

- 6.8.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport and adopting maximum car parking standards and car free housing wherever feasible.
- 6.8.2 The Council's Transportation and Highways Team has been consulted and advises that the proposed site is located in an area with a low public transport accessibility level PTAL 2, however the site is within walking distance of the 184 and W3 bus routes which provides access to Turnpike Lane and Finsbury Park underground stations, the site is also within walking distanced of Alexandra Palace Rail station which provides excellent connectivity to Moorgate to the south and Welwyn Garden City, and Hertford North.
- 6.8.3 The applicant has conducted a Parking survey in line with the Lambeth Methodology, the surveys were conducted on Wednesday 23rd and Thursday 24th of April 2014 between 03:00 and 05:00 hours, the survey examined the total number of cars parked within 200 metres of the site, a car parking space was assumed to be 6 metres instead of 5 metres, this provides a more robust calculation for parking pressures and spare capacity. The roads included in the parking survey were: Alexandra Park Road (east of the site), Alexandra Park Road (west of the site, Bedford Road, Palace Gates Road Alexandra Avenue, Outram Road, Victoria Road and Crescent Road. From the results of the parking survey between 408 and 411 vehicles were observed parked over the two days with between 72 and 76 car parking spaces available within the 200 metres radius of the site. The roads closest to the site have varying degree of parking pressure Alexandra Road (east of the site), has a parking stress of between 71.7% and 87.5% over the two surveyed days , excluding disabled car parking and dropped kerbs, the maximum vehicles parked was 69, with 20 spaces observed available; Alexandra Road (west of the site) has a parking stress of between 83.8% and 90.5% , excluding disabled car parking and dropped kerbs, 69 vehicles were observed parked with 10 spaces observed available. Anderton Court has hard standing which can provide off street car

parking for up to 8 cars, on the days the car parking survey were conducted 5 cars were observed parked on both surveyed days.

- 6.8.4 The applicant is proposing 5 units in total and the redevelopment will result in the loss of the 10 garages and 4 car parking spaces on the hard standing, as parking currently takes place in front of the garages. The Transportation Team has considered the net loss off street car parking spaces to be 10 off street car parking spaces. Based on the 2011 census data for the Alexandra Ward, with 1 car per household, the proposed 5 units would require 5 additional car parking spaces. The Transportation Team has considered that the loss of the 10 off street car parking spaces and the 5 additional units proposed would generate a cumulative on street car parking demand of 15 car parking spaces.
- 6.8.5 The Transportation Team note that as 6 metres has been used to calculate the on street car parking spaces available, this represents a worst case scenario, hence based on the parking surveys there is sufficient on street car parking spaces available within the area surrounding the site to facilitate any displacement in parking generated by the proposed development. The applicant will be required to provide 8 secure sheltered cycle parking spaces in line with the 2013 London Plan.
- 6.8.6 It is therefore considered that the proposed 5 additional residential units are unlikely to generate any significant increase in trips or parking demand which would result in any adverse impact on the surrounding highways network. Conditions can be imposed to ensure that cycle parking is provided prior to the occupation of the development and Travel Plan is implemented. A Construction Management Plan will also be required to minimise the impact of the construction works.

6.9 Sustainability

- 6.9.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan and SPG 'Sustainable Design & Construction' set out the sustainable objectives in order to tackle climate change. The Council requires new residential development proposals to meet the minimum Code for Sustainable Homes Level 4 criteria as required under Local Plan Policy SP4.
- 6.9.2 The applicant's Design and Access Statement outlines the sustainability measures which would be incorporated into the proposed dwellings which includes; low 'U' values, high performance doors and windows, water use reducing fittings. A condition can be attached to ensure that the proposal will meet Code Level 4 in accordance with Local Plan Policy SP4. The proposal is therefore considered acceptable in this respect.
- 6.9.3 A further condition has been included by Council's Environmental Health Officer requiring the submission of details regarding the gas boiler details and ensuring these are efficient and accord with the London Plan's NOx emission standards.

6.10 Contamination

- 6.10.1 Saved Policy ENV1 requires development proposals on potentially contaminated land to follow a risk management based protocol to ensure contamination is properly addressed and carry out investigations to remove or mitigate any risks to local receptors.
- 6.10.2 The Council's Environmental Health Pollution Officer raises no objections subject to imposing conditions requiring a sequential approach to be taken to contamination on site with remediation to be carried out if necessary.

6.11 Waste

- 6.11.1 London Plan Policy 5.17 'Waste Capacity', Local Plan Policy SP6 'Waste and Recycling' and Saved UDP Policy UD7 'Waste Storage', require development proposals make adequate provision for waste and recycling storage and collection following amendments. The Council's waste management team has advised the waste storage requirements and a condition will be attached for further details to be provided and approved prior to the commencement of the development.

6.12 Accessibility

- 6.12.1 Policy HSG1 of the UDP and Policy 3.6 of the London Plan require that all units are built to Lifetime Homes Standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. All of the proposed dwellings have been designed in accordance with Lifetime Homes Standards.

6.13 Conclusion

- 6.13.1 The proposal is for new affordable housing. Considerable local concern has been expressed about the impact of the proposals (see appendix 1) encompassing a wide range of issues. Officers have had regard to these concerns in the consideration of the proposals against local, regional and national planning policy and statute and concluded that the proposals are acceptable. The development is considered to be a subservient and complementary in-fill development to the surrounding townscape, utilising previously development land to provide 5 affordable dwellings that are well proportioned and will add to the borough's affordable housing stock and will not harm the heritage interests of the Conservation Area or nearby Listed Building.
- 6.13.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6.14 CIL

- 6.12.1 The proposal results in the creation of new dwellings, and as such would be liable for CIL. This would equate to £9,800 (Mayoral CIL) and £4,200 (Haringey

CIL). However, given the application is for affordable housing, relief can be applied for.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 5429-01-1000 A; 5429-01-1010 A; 5429-01-1100 A; 5429-01-1200 A; 5429-01-1201 A; 5429-01-1250; 5429-01-1260 A; 5429-01-1251; 5429-01-1800; 5429-01-1801; 5429-01-1803; 5429-01-1900;

Subject to the following condition(s)

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 development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
5429-01-1000 A; 5429-01-1010 A; 5429-01-1100 A; 5429-01-1200 A; 5429-01-1201 A; 5429-01-1250; 5429-01-1260 A; 5429-01-1251; 5429-01-1800; 5429-01-1801; 5429-01-1803; 5429-01-1900;

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

3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external 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 and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

5. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or 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 property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

6. No development, except for site clearance works, shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 8 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

7. 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 for written approval.

- 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 in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy ENV1 of the Haringey Unitary Development Plan.

8. 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 in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

9. No works shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company 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 site.

Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

10. Prior to the first occupation of the hereby approved four (4no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

11. A residential travel plan must be secured as part of the development and should include the following measures in order to maximise the use of public transport:
 - a) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's Transportation Planning team.
 - b) Establish or operate a car club scheme. The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds in credit for each member of the car club), evidence of which must be submitted to the Transportation planning team.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

12. Prior to commencement, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Anderton Court, and Alexandra Road minimised. The construction vehicle movements shall be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

13. Before the first occupation of the extension hereby permitted, the 1st floor flank window in the eastern elevation of the flats hereby permitted shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

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

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development

Plan 2006.

Informatives:

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE 3: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 4: 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 5: Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE 5: 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 6: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

Appendix 1 Consultation Responses from internal and external agencies

No.	Stakeholder	Question/Comment	Response
	INTERNAL		
	LBH Transportation	<p>The proposed site is located in an area with a low public transport accessibility level PTAL 2, however the site is within walking distance of the 184 and W3 bus routes which provides access to Turnpike Lane and Finsbury Park underground stations, the site is also within walking distanced of Alexandra Palace Rail station which provides excellent connectivity to Moorgate to the south and Welwyn Garden City, and Hertford North.</p> <p>The applicant has conducted a Parking survey in line with the Lambeth Methodology, the surveys were conducted on Wednesday 23rd and Thursday 24th of April 2014 between 03:00 and 05:00 hours, the survey examined thane total number of cars parked within 200 metres of the site, a car parking space was assumed to be 6 metres instead of 5 metres, this provides a more robust calculation for parking pressures and spare capacity.</p> <p>The roads included in the parking survey were: Alexandra Park Road (east of the site), Alexandra Park Road (west of the site), Bedford Road, Palace Gates Road Alexandra Avenue, Outram Road, Victoria Road and Crescent Road. Form the results of the parking survey there are between 408 and 411 vehicles were observed parked over the two day with between 72 and 76 car parking spaces available within the 200 metres radius of the site.</p> <p>The roads closest to the site have varying degree of parking pressure Alexandra Road (east of the site),</p>	<p>Comments noted and conditions have been imposed as recommended.</p>

No.	Stakeholder	Question/Comment	Response
		<p>has a parking stress of between 71.7% and 87.5% over the two surveyed days , excluding disable car parking and dropped kerbs, maximum vehicles parked was 69, with 20 spaces observed available; Alexandra Road (west of the site) has a parking stress of between 83.8% and 90.5% , excluding disable car parking and dropped kerbs, 69 vehicles were observe parked with 10 spaces observed available. Anderton Court has hard standing which can provide off street car parking for up to 8 car on the days the car parking survey were conducted 5 car were observed parked on both surveyed days.</p> <p>The applicant is proposing to redevelop the site which contains 10 garages to provide 1x4 bed, 2x3 bed house and 2x2 bed flats, (5 units in total) the redevelopment will result in the loss of the 10 garages and 4 car parking spaces on the hard standing, as parking currently take place infront of the garages we have considered the net lost off street car parking spaces would be 10 off street car parking spaces. Based on the 2011 census data for the Stroud Green Ward, with 1 car per household, the proposed 5 units would require 5 additional car parking spaces. We have considered that the lost of the 10 off street car parking spaces and the 5 additional units proposed would generate a cumulative on street car parking demand of 15 car parking spaces.</p> <p>It is to be noted that as 6 metres has been used to calculate the on street car parking spaces available, this represents a worst case scenario, hence based on the parking surveys there is sufficient on street car parking</p>	

No.	Stakeholder	Question/Comment	Response
		<p>spaces available within the area surrounding the site to facilitate any displacement in parking generated by the proposed development. The applicant will be required to provide 8 secure sheltered cycle parking space in line with the 2013 London Plan.</p> <p>We have considered that the proposed 5 additional residential units are unlikely to generate any significant increase in trips or parking demand which would result in any adverse impact on the surrounding highways network. Therefore, the highway and transportation authority would not object to this application subject to the following conditions: Conditions: 1) A residential travel plan must be secured as part of the development and should include the following measures in order to maximise the use of public transport: a) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's transportation planning team. b) Establish or operate a car club scheme. The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds in credit for each member of the car club), evidence of which must be submitted to the Transportation planning team. c) Provide 8 secure sheltered cycle parking spaces in line with the 2013 London Plan. 2) The Applicant/ Developer are required to submit a</p>	

No.	Stakeholder	Question/Comment	Response
		<p>Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Anderton Court, and Alexandra Road minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the Transportation network</p> <p>Informative: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p>	
	<p>LBH Management</p> <p>Waste</p>	<p>Street-based households receiving kerbside collection services require space for the 'Standard kerbside collection full set' to be left for collection within the area of the property as close as possible to the access point to the property for collection teams. Details of the 'Standard kerbside collection full set' are given below.</p> <p>Wheelie bins or bulk waste containers must be provided for household collections.</p> <p>Wheelie bins must be located no further than 25 metres</p>	

No.	Stakeholder	Question/Comment	Response
		<p>from the point of collection. Bulk waste containers must be located no further than 10 metres from the point of collection.</p> <p>If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required. All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.</p> <p>Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.</p>	
	<p>EH Pollution</p>	<p>With respect to the soft landscaped areas:</p> <p>Before development commences other than for investigative work:</p> <p>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</p>	

No.	Stakeholder	Question/Comment	Response
		<p>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.</p> <p>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:-</p> <p>a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.</p> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>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.</p>	

No.	Stakeholder	Question/Comment	Response
		<p>And:</p> <p>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.</p> <p>Reason To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>Control of Construction Dust:</p> <p>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 with reference to the GLA's Control of Dust and Emissions during Construction and Demolition. The site or Contractor Company should also 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>Combustion and Energy Plant:</p>	

No.	Stakeholder	Question/Comment	Response
		<p>Prior to installation details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).</p> <p>Reason: As required by The London Plan Policy 7.14</p> <p>As an informative:</p> <p>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.</p>	
	EXTERNAL		
	Thames Water	No objections	Informatives attached as recommended
	Neighbouring Properties:	<p><u>Impact on neighbouring amenity</u></p> <ul style="list-style-type: none"> • The windows of the existing building will become secluded • Loss of light to the existing flats • At least 3 flats will have a view onto a wall • The communal stairway and bike storage will create noise which will impact on the quality of life of neighbouring residents • Loss of privacy due to overlooking • Overshadowing loss of sunlight and daylight 	<p>See para 6.5.6 of the report</p> <p>See para 6.5.2 of the report See para 6.5.6 of the report See para 6.5.8 of the report</p> <p>See paras 6.5.3-4 of the report See para 6.5.2 of the report</p>

No.	Stakeholder	Question/Comment	Response
		<ul style="list-style-type: none"> • Overlooking onto 278 Alexandra Park Road from windows and balconies • <u>Loss of amenities for existing properties</u> • Loss of communal garden • Loss of communal washing line area • Loss of parking • Loss of garage <u>Impact on the neighbouring park</u> • Proposal will create an enclosed pathway to Alexandra Place • The building works will disrupt local wildlife and deer in the enclosure to the rear of the site • The building works will impact on the wellbeing of the Alexandra Palace and Park Deer • The flats will be close to the boundary with the park and set a precedent for future developments 	<p>See paras 6.5.3-4 of the report</p> <p>The proposal would retain an area of communal garden area which is considered sufficient to maintain the amenities of existing properties and re-provide a drying area.</p> <p>The loss of parking and garage is addressed in para 6.8.4 and there is considered to adequate parking available following the development and on-street to accommodate the existing and additional parking demand.</p> <p>The proposal is not considered to be overbearing to the pathway to the park and would increase the surveillance of this pathway.</p> <p>The proposal is not considered to impact on the wildlife in the park to the rear of the site, the building works would be a temporary impact and can be coordinated to avoid the most sensitive time for the deer in the park.</p>

No.	Stakeholder	Question/Comment	Response
		<ul style="list-style-type: none"> • In sufficient space for emergency vehicles • If permission is granted a contribution should be made towards the management of the trees on the boundary with the site and the Park • A contribution should be provided for resurfacing the alleyway and improving drainage • The proposed buildings will harm the vista looking out over Wood Green as you exit the park • <p><u>Parking and highway issues</u></p> <ul style="list-style-type: none"> • The proposal will increase the number of cars parked on the street • The proposal will increase traffic in the area • Negative impact on road safety • Will increase parking pressure at a time when the CPZ is about to be extended to the area surrounding the Alexandra Palace Station • Restricted access will cause issues for ambulances and fire engines <p><u>The development is out of character with the surrounding area</u></p>	<p>There is existing development at the rear of this site close to the park so the proposal would not set a precedent for future development</p> <p>The Transportation Team have considered the access and circulation within the site and have no concerns with access for emergency vehicles</p> <p>There is no Development Plan basis for obligations towards the improvement and management of the park as a result of this development.</p> <p>The vista of Wood Green from the park is not a protected view however the height of the proposal would not impact on views from the park towards Wood Green.</p> <p>The impact on the proposal on parking and highway safety has been considered in paras 6.8.1 to 6.8.6</p>

No.	Stakeholder	Question/Comment	Response
		<ul style="list-style-type: none"> • The building are out of character with the current buildings • Overbearing and over development • Negative impact on the character of the area which borders a Conservation Area • The development is too dense • The design in out of character with the character of the area and attractive Victorian buildings • <p><u>Other matters</u></p> <ul style="list-style-type: none"> • Loss of refuse space and waste disposal recycling area • Proposals will increase the risk of crime <ul style="list-style-type: none"> • The building works will result in disruption to disabled residents and block access <ul style="list-style-type: none"> • Impact on surrounding trees • The proposal will damage the mature oak tree at the front of the site <ul style="list-style-type: none"> • Risk to biodiversity and geological conservation due to contamination • Open space would not comply with the Mayor's Housing SPG. 	<p>The impact on the character of the area and the adjoining Conservation Area are addressed under headings 6.3 and 6.4 above.</p> <p>The proposal will provide waste disposal and recycling facilities The proposal would increase surveillance across the site and to the neighbouring path which will assist in reducing potential for crime. The impact on construction works will be a temporary impact and a Construction Management Plan is required by a condition This is address under heading 6.7 above</p> <p>This is addressed under heading 6.10</p>

No.	Stakeholder	Question/Comment	Response
		<ul style="list-style-type: none"> • The development will damage the brick boundary wall on the eastern side of the site • The proposal will cause drainage issues • Damage to the foundations of the existing building • The building works will disrupt the power cables which supply the existing sub-station • The existing garages should be repaired maintained instead 	<p>above</p> <p>Each property would have SPG compliant amenity space</p> <p>The proposal will ensure the protection of the existing wall</p> <p>The drainage and foundation will be address by Building Regulations</p> <p>This will be dealt with through Building Regulations</p> <p>It is considered that on balance providing additional affordable housing is of greater public benefit than repairing the existing garages.</p>



Haringey Design Panel no.
Thursday 4th December

53
2014

ATTENDANCE

Panel

Deborah Denner
Michael Hammerson
Phyllida Mills
Peter Sanders

Observers

(all Haringey Council unless otherwise stated)

Matthew Patterson (Acting Chair)	Assistant Direct of Planning
Richard Truscott (Facilitator)	Design Officer
Stefan Krupski	Housing Investment & Sites
Hanan Osman	Development Management Officer
Cllr Sheila Peacock	Northumberland Park Ward

The following topics were considered by the Panel:

Small Infill Housing: Anderton Court, Connaught Lodge & Whitbread Close

Nick Newman	ECD Architects,
Warren Myles	Newbuild Housing Project Manager
Jim McKinnon	Strategic Development Consultant
Ashley Turner	Capital Projects..... all Haringey Council

Small Infill Housing: Anderton Court

Project Description

Anderton Court is a small estate of two three storey blocks of flats built in 1950s on a sloping site on Alexandra Park Road, backing to the south onto the park; to either side are 2-3 storey houses with long back gardens, but to the west separated from Anderton Court by a path into the park. The proposal is to build a row of three large townhouses (of five and six bedrooms) in place of a row of underused garages beside the park path and to add two flats to the side of the existing block to the rear. This was briefly seen at the previous panel meeting but has subsequently been significantly changed.

Panel Questions

Are the roof terraces the only amenity space?

Yes this is the only private amenity space 16sq m each for two of the family houses (the third has none), but this is considered sufficient with considerable communal amenity space across the estate and Alexandra Park next door. Much of the existing estate amenity space is unused or underused and not in good condition; it is proposed that this will be improved as part of the works, benefiting all residents of the estate.

Explanation and details were requested of how close to the rear of the houses gets to the high brick wall to the park path?

The applicants showed that the ground floor (generally Living-Dining Kitchens, plus in one case a Bedroom), extended right up to an external wall against the wall, with a shallow sloping rooflight between the main rear wall of the proposed building and this wall bringing daylight in to the back of these rooms.

Why are the Living Rooms on the ground floor, yet with only small windows to the front, whilst the rooms with potentially generous glazing onto the terraces are just Bedrooms, yet they also have large projecting oriel windows to the front?

This would appear to be on the face of it the wrong way round; either the rooms with the greatest fenestration, and therefore most daylight (on the top floor) should be the Living Rooms or, preferably, the layout should be decided first (with as a preference Living Rooms on the ground floor), and then be given the most glazing and natural light; in other words, 2nd floor Bedroom windows could be made smaller, but ground floor Living Room windows should be made larger.

How are the rooflights to be accessed for cleaning and repairs?

The applicants are considering self-cleaning glass, but also access should be possible not only from either end but easily from the path to the park.

Panel discussion

1. The main concern the panel had with these proposals was with the fenestration in relationship to the internal layout; the panel considered that there was a disconnect between the house internal layouts, with Living Rooms, that need the most natural light, on the ground floor and only with smaller windows, whilst the room on the top floor which could have the most natural light is only a Bedroom and also has a large projecting full height oriel window. It was strongly recommended that fenestration should be provided appropriate

to the rooms within; in particular that the Living Rooms should have large windows and Bedrooms smaller.

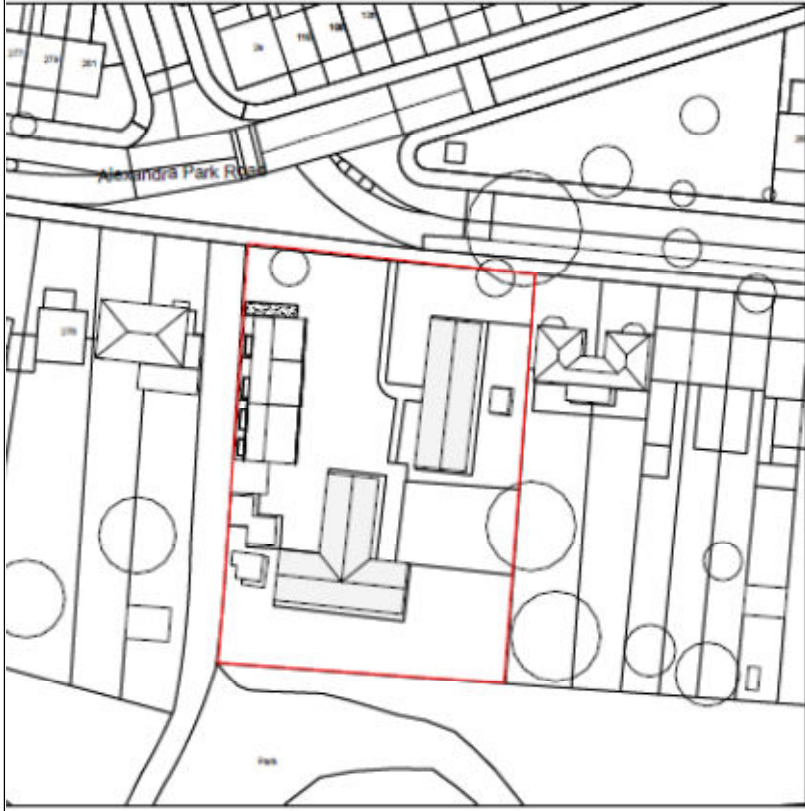
2. There was also significant concern at the approach and entrances to the townhouses; the lack of defensible space in front of a mean and cramped front door and lobby.
3. Panel members expressed some concern at access for cleaning the rooflights, which needs to be explained in the application.
4. The proposed private amenity space to the townhouses is substandard, but this may be acceptable, given the amount of communal amenity space on the estate and the very close proximity of and accessibility to Alexandra Park.
5. However, there needs to be some doorstep play space for young children, close to the front doors to the proposed houses, in the amenity space of the estate.
6. **Conclusions:** Overall this scheme was considered by the panel to be an acceptable in principle, but that the design should be reviewed and further refined before submission.

Small Infill Housing: overall conclusions

1. The panel observed that the architects lacked consistency and conviction in both explaining their proposals and in what had been produced; they seem to have been deflected from original concepts too readily by conflicting suggestions from interested parties, so that their unique and coherent design philosophy had become lost from the schemes.
2. It is regrettable for a major council commissioned scheme that the proposals are not amongst the better schemes to have been seen by the panel. The panel felt it was vital that they should set an exemplar standard of excellence of design that should be followed, and that the schemes seen did not do so.
3. This raises concerns amongst the Panel with the Council's procurement methods, on how architects are appointed (particularly the constraints of framework agreements) and on the reliance on Design & Build.
4. There was some concern at the loss of parking on all 3 schemes, but that this should be allayed when the planned parking surveys had been carried out and full reports were included demonstrating no impact.

Appendix 3 Plans and images

Exiting site plan



Existing garages



A

Existing flats



Pathway to Alexandra Palace and Park



Location of proposed flats



Existing block of flats



View north from rear of site



Proposed site plan



3D of proposed terrace



3D of proposed rear elevation



3D of proposed flats front elevation



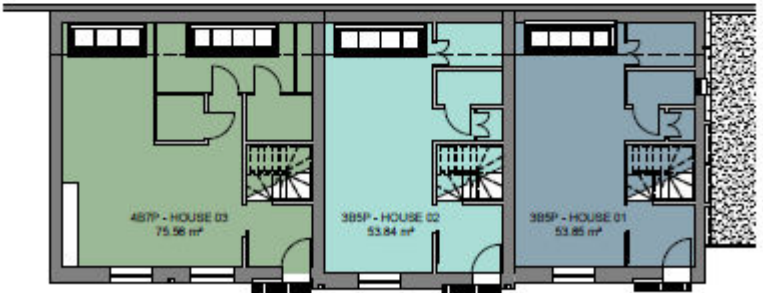
Proposed terrace floor plans



PROPOSED 2ndF PLAN
1 : 100



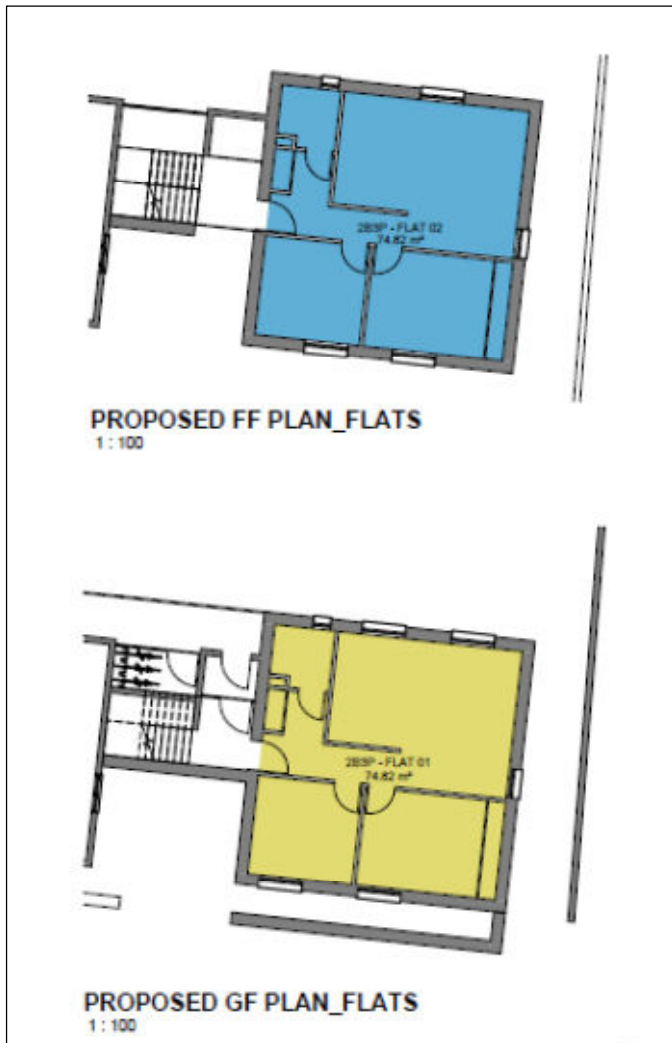
PROPOSED 1stF PLAN
1 : 100



PROPOSED GF PLAN
1 : 100



Proposed flats floor plan



Planning Sub Committee: 5th March 2015

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/3508	Ward: Stroud Green
Address: Connaught Lodge, Connaught Road N4 4NR	
Proposal: Demolition of garages adjacent to Connaught Lodge and erection of part 3 and part 4 storey building comprising 7 flats and associated landscaping works	
Applicant: Mr Myles Warren, LB Haringey	
Ownership: Homes for Haringey	
Case Officer Contact: Tobias Finlayson	
Site Visit Date: 19.1.2015	
Date received: 16/12/2014 Last amended date: 23/02/2015	
Drawing number of plans: Design and Access Statement prepared by ECD Architects Rev A dated January 2015; Overshadowing Report prepared by Melin Consultants Rev A dated 10 May 2015; Daylighting Factor Calculations prepared by Melin Consultants dated 30 May 2014; Transport Note prepared by ttp Consulting dated June 2014; Tree Survey and Constraints Plan (drawing no. 56740-CL-01) prepared by Landscape Planning Ltd; Tree Survey Tables dated 21/10/2014 prepared by Landscape Planning Ltd; Ground Investigation Report prepared by Ground and Water Limited; 5429-03-1000 Rev C; 5429-03-1010 Rev C; 5429-03-1100 Rev D; 5429-03-1101 Rev B; 5429-03-1200 Rev C; 5429-03-1250 Rev C; 5429-03-1251 Rev C; 5429-03-1800 Rev A; 5429-03-1801 Rev A; 5429-03-1900 Rev C	
1.1 The council is the applicant and as such this application is referred to committee under the current scheme of delegation.	
Planning designations:	
Stroud Green Conservation Area Not a Listed Building CPZ	
2. SUMMARY OF KEY REASONS FOR RECOMMENDATION	
<ul style="list-style-type: none"> • The proposal is acceptable in principle as it would increase the borough's housing stock; • The impact of the development on neighbouring residential amenity is, on balance, acceptable; • The design and appearance of the proposal is acceptable and would not harm the character and appearance of the Conservation Area; • There would be no significant impact on parking; and • The proposal meets the standards outlined in the London Plan Housing SPG 	

2.1 RECOMMENDATION

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

Conditions:

- Time limit
- In accordance with approved plans
- Land contamination investigation works
- Contamination remediation if required
- Construction Management Plan and Construction Logistics Plan
- Arboricultural Method Statement and Tree Protection Plan
- External materials to be approved
- Hard and soft landscaping plan (including boundary treatment)
- Code for Sustainable Homes

Informatives

1. Co-operation
2. Drainage
3. Thames Water
4. Street Numbering
5. Hours of construction
6. Asbestos

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

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3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Background

3.1.1 The site forms part of the Council's new build programme which aims to provide new affordable homes across the Borough with a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the second phase of a programme and funding is in place to deliver these new homes.

3.2 Proposed development

3.2.1 The proposal seeks planning permission for the demolition of garages adjacent to Connaught Lodge and the erection of a part 3 and part 4 storey building comprising 7 flats for affordable rent and associated landscaping works.

3.3 Site and surroundings

3.3.1 The site is located in a conservation area and comprises garages fronting onto Connaught Road and a rear garden and playground area extending to the boundary with the rear gardens of the houses on Oakfield Road and Cornwall road. It forms a gap between a row of 3-storey Victorian terraces and a 4-storey block of flats (Connaught Lodge). Access is from Connaught Road via an existing access to the garages.

3.3.2 The surrounding area is predominantly residential and predominantly comprised of streets of part 2/part 3 storey terraces. Within this area, there are however also larger post war housing developments of greater scale and with communal amenity spaces, including the adjacent block known as Connaught Lodge and the 4 storey building opposite the site known as Churchill Court.

3.4 Relevant planning history

3.4.1 No relevant planning history.

4.0 CONSULTATION RESPONSE

5.1 Pre-application consultation

4.1.1 Design Review Panel: The proposal was presented to Design Review Panel on 8 May 2014 and again on 4 December 2014.

- Summary of May comments: The panel gave advice on the procurement of the programme and with regard to this specific proposal raised concerns with the mansard roof proposed, windows, materials and particularly the detailing of the bays.
- The full comments of the December panel are set out in Appendix three however it should be noted that the scheme has changed substantially in response to these comments and those of local residents.

5.1.2 Pre-application briefing to Planning Sub-committee: The proposal was presented to the Planning Sub-committee on 17 November 2014.

- Concerns were expressed that the dormer windows appeared over dominant to the design. The architect confirmed that the original design had incorporated a mansard roof but had been revised to a pitched roof with dormers design following concerns regarding overbearing. The mansard roof option would permit an increase to the number of units provided, with the top floor units extended from one to two bed flats. The Committee requested that the original mansard design plans be circulated for comment. Officers did however emphasise that officers would be required to make the final decision over which roof design to recommend inline with an assessment of the impact of the scheme on the Conservation Area.
- In terms of potential overlooking to the rear including from the balconies, confirmation was provided that minimum separation distances would be adhered to.
- Views were sought on the inclusion of the proposed bungalow unit to the rear. In general, a strong opinion either way was not expressed although the benefit of an extra unit was recognised.
- Consultation was underway with local residents regarding the potential for the re-siting of the playground current onsite including seeking feedback on a number of options proposed by a landscape architect.

5.1.3 It should be noted that the proposal has been amended since the Design Review Panel meeting and the Pre-application briefing to the Planning Sub-committee.

5.2 Application consultation

5.2.1 The following were consulted regarding the application:

Local:

- Stroud Green CAAC
- Stroud Green Residents Group

Internal:

- LBH Conservation and Design
- LBH Transportation Planning
- LBH Housing
- LBH Waste Management
- LBH Building Control

External:

- Thames Water
- London Fire Brigade

5.2.2 The following responses were received (summary – full responses provided in Appendix 1):

Internal:

- LBH Design Officer: No objection.
- LBH Transportation: No objection to the proposal subject to conditions.
- LBH Arborist: No objection subject to conditions.
- LBH Environmental Health: No objection to the proposal subject to conditions.
- LBH Waste Management: No objection.

External:

- Thames Water: No objection to the proposal.

5.0 LOCAL REPRESENTATIONS

5.1 The application has been publicised twice (once for the initially proposed scheme and again for the revised scheme). Each consultation was by way of a press advert, a site notice displayed in the vicinity of the site and letters to neighbouring properties.

5.2 With specific regard to the letters sent to neighbouring properties, the initial consultation was to 90 owner/occupiers adjoining and in close proximity to the site (in line with Council policy) including properties in Connaught Road, Churchill Court, Connaught Lodge, Oakfield Road and Cornwall Road.

5.3 With specific regard to the letters sent to neighbouring properties, the second consultation on the revised scheme was sent to those owner/occupiers originally consulted as well as any additional parties that had made representation up to that date.

5.4 At the date of writing this report, 43 representations and an additional petition with 38 signatories have been received from neighbours, local groups etc in response to notification and publicity of the application.

5.5 The following local groups/societies made representations (summary – full responses provided in Appendix 1):

- Stroud Green CAAC: Objects to the proposal.

5.6 The following issues (summary – further details provided in Appendix 1) were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Harm to the character and appearance of the conservation area;
- Harm to neighbouring residential amenity
- Increased parking pressure
- Loss of existing garages/storage sheds
- Loss of existing playground and green space
- Loss of trees and landscaping
- Insufficient consultation
- Contaminated land

- Affordable housing
- Community Infrastructure Levy
- Construction disturbance

5.7 The following issues raised are not material planning considerations:

- Loss of property values

6.0 ANALYSIS/ASSESSMENT OF THE APPLICATION

6.1 Summary of main issues

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

- Principle of the development;
- Design and character and appearance of the conservation area;
- Impact on the amenity of adjoining occupiers;
- Living conditions for future occupants;
- Parking and highway safety;
- Trees and amenity/play space;
- Sustainability;
- Contamination;
- Waste;
- Accessibility; and
- Affordable housing

6.2 Principle of the development

6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

6.2.2 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. The proposal is for the creation of seven flats. The principle of introducing residential units at the site would meet the intent of the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 albeit all other material planning considerations being met.

6.2.3 In addition, it is noted that whilst the proposal will result in loss of existing garages/storage sheds, they will be partly replaced to the rear of the adjoining Connaught Lodge

6.3 Design and character and appearance of the conservation area

6.3.3 The NPPF should be considered alongside with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals should respect their surroundings by being sympathetic to their form, scale, materials and architectural detail.

- 6.3.4 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:
- 6.3.5 “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 6.3.6 “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.
- 6.3.7 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that “Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”
- 6.3.8 The Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.3.9 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit

needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

- 6.3.10 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.
- 6.3.11 The proposal involves the demolition of garages adjacent to Connaught Lodge and erection of part 3 and part 4 storey building comprising 7 flats and associated landscaping works.
- 6.3.12 The applicant engaged in pre-application discussions and, as noted above, the initial scheme was presented to both the design review panel and a pre-application briefing to the Planning Sub-committee in order to design a scheme that would be of acceptable design and that would not harm the character and appearance of the surrounding conservation area.
- 6.3.13 Both the Design Review Panel and the Planning Sub-committee raised concerns and significant changes were made to the scheme in an attempt to overcome the various issues with the initial scheme.
- 6.3.14 It is now considered for the following reasons that the revisions make the current scheme acceptable in terms of design and result in a development which, having regard to statutory and policy provisions mean that it will not harm the character or appearance of the conservation area.
- 6.3.15 The site represents an obvious break in the prevailing urban form. The overall form of the proposal makes a transition between the 3/4 storey rectilinear mass of Connaught Lodge to its west and Churchill Court opposite to the north and the 2/3 storey terraced houses of Oakfield Road to its east, Cornwall Road to its south, as well as the other surrounding streets characteristic of the conservation area. Its height steps up from 2 storeys (+ attic) to the east, similar in height to the houses on Oakfield Road, to 3 storeys (+ attic) to the west, matching the height of the nearest part of Connaught Lodge and lower than the main 4 storey part. Its position on the site in relation to the road also steps forward from the recessed building line of Connaught Lodge, closer to but not right up to the high fence along the pavement edge of the rear of no. 35 Oldfield Road, similar to the building line of the mostly blank flank wall of that house.
- 6.3.16 Its form is of a pitched roofed asymmetrical composition; the pitched roof has characteristics similar to both the existing Connaught Lodge and other nearby mansion blocks and of the steep pitched roofs of the terraced houses; it is a hipped pitch more similar to the mansion blocks adjacent and terraced houses on the opposite side of Oldfield Road, rather than the gables of the nearest house on Oldfield Road, to avoid making any side wall higher than necessary.

All the roofs of the proposal are true pitched roofs with no disguising of their true height behind Crown roofs or mansards. The bay windows on the ground floor only, with a flat front and windows arranged in pairs is similar to that found on the original terraced houses further down Connaught Road and to the paired second floor windows in the gables of the adjacent houses on Oldfield Road. The asymmetrical composition of having a wider 3 storey block of 3 “bays” wide set back behind a narrower block of 2 storeys and of placing the entrance to the side of the higher block, yet therefore central to the overall composition, gives the main street elevation an unfolding appearance.

As such, it is considered that the overall form of the proposal makes a transition between the two existing contextual conditions of the terraced houses and mansion blocks, whilst the overall massing remains similar to or lower than their main perceived heights of those neighbours. As such it is respectful of and compliant with the conservation area and conservation policies.

6.3.17 The proposed building is in brick with a tiled roof; materials that are used widely in the surrounding area. However there are a wide variety of such materials in the area; red and London Stock bricks on the original houses, pale pink bricks on the mansion blocks, with both slate and clay tiles on roofs. The proposal will use similar materials. The applicants highlight key window details that seek to respond in a contemporary way to the characteristics of the houses in the conservation area.

6.3.18 The fenestration starts with hexagonal bay windows on the ground floor facing the street; a feature found widely in the conservation area, but here treated as simple rendered boxes with large vertical sliding sash windows. These will look sleek and modern yet reference the existing conservation area, as well as providing grandeur to the rooms behind them, useful additional living space and a high degree of passive surveillance of the street, whilst providing a transitional space within the flats to increase their privacy from overlooking from the street.

6.3.19 The 1st and 2nd floor windows are simple vertical sliding sashes, of a proportion similar to the existing houses, slightly projecting white painted concrete lintels and cills that further reference the conservation area but in contemporary materials. Then above roof level, the dormer windows in similar materials to the white painted timber found widely in the area, but of a simple form, minimise their apparent size.

6.3.20 Other details, including rear garden fences and enclosures to refuse and cycle stores, are in horizontal slatted timber, stained to bring out the timber colour, pattern and texture and add a contemporary feel. Overall the proposed design is considered to achieve a balance between referencing the older houses in the area and the simpler detailing of the mansion blocks with a more contemporary, response.

6.3.21 The garages and sheds fronting Connaught Road do not contribute positively to the character and appearance of the conservation area and therefore there is no objection to their demolition in conservation and design terms.

6.3.22 To ensure that the detailed materials are acceptable with regard to the character and appearance of the conservation area, a condition requiring the submission and approval of samples has been included in the recommendation.

6.3.23 For the reasons set out above the proposal does not cause harm to Conservation Area and preserves and enhances it and as such is considered to be acceptable

6.4 Impact on the amenity of adjoining occupiers

6.4.3 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.4.4 The properties on the opposite side of Connaught Road are sufficiently separated by the highway so that the residential amenities enjoyed by adjacent occupants will not be unduly harmed by way of overlooking, sense of enclosure, dominance or loss of light.

6.4.5 The proposal has been accompanied by an overshadowing report. In this regard, although the proposed development will cause some overshadowing of both the front gardens of the Connaught Lodge and also the rear garden of 35 Oakfield Road, the amount of overshadowing caused is within the guidelines of the British Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)'.

6.4.6 With regard to the overshadowing of the gable end of the adjacent Connaught Lodge, all of the windows are within the guidelines bar the northernmost ground and first floor windows, which will experience conditions that exceed the guidance levels in the BRE documents. However, in mitigation, the flank windows of the adjacent Connaught lodge will be separated by the same distance as those at the other end (western flank elevation), which was considered an acceptable relationship. Furthermore, bedrooms are not as important as living rooms in terms of overshadowing as more time is spent in those types of rooms. It is therefore considered that, on balance, the proposal development can be considered acceptable with regard to its overall impact on the amenities enjoyed by the occupants of the adjoining property to the west (Connaught Lodge).

6.4.7 With regard to privacy and potential overlooking of the adjoining habitable room windows in the eastern flank elevation of Connaught Lodge, the immediately facing windows in the proposed development serve bathrooms and will be obscured glazed. Of the other rooms in this elevation of the proposed development, the ground floor window will be high level and the windows at first and second floor level will be at a sufficiently acute angle so as to prevent any unduly harmful overlooking or loss of privacy for the occupants of Connaught Lodge.

- 6.4.8 The proposed rear windows as well as balconies at 1st, 2nd and roof floor level will be separated from the properties opposite (fronting Cornwall Road) by in excess of 20 metres. This is considered sufficient separation distance to ensure no unduly harmful overlooking or loss of privacy will result for either the residents of the proposed development or those of the existing buildings fronting Cornwall Road. It is also noted there are no windows proposed in the eastern flank elevation so no overlooking in this regard would occur from the development. The proposed balconies meanwhile will have screening to the sides so as to prevent overlooking or loss of privacy for the adjoining flats in the develop as well as the existing properties to the west (Connaught Lodge) and to the east (fronting Oakfield Road).
- 6.4.9 Noise pollution is dealt with under saved UDP Policy UD3 which resists developments which would involve an unacceptable level of noise beyond the boundary of the site. This stance aligns to the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan.
- 6.4.10 The number of occupants is unlikely to cause a degree of noise and disturbance such as to unduly impact upon nearby residents. Any un-neighbourly noise from the domestic use of the proposed flats would be controlled by the Council's Noise Control team.

6.5 Living conditions for future occupants

- 6.5.3 London Plan Policy 3.5 and accompanying Housing Supplementary Planning Guidance set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.
- 6.5.4 In assessing the proposal against these requirements, all the houses would accord with the minimum unit size requirements. The minimum standards prescribed for individual rooms are set out within The London Housing Design Guide and the proposed rooms conform with these standards. Furthermore, the 2 ground floor units have access to dedicated rear garden space and the remaining 5 units all have external balconies. Therefore, on balance, the proposal would provide an acceptable level of amenity for future occupiers.

6.6 Parking and highway safety

- 6.6.3 The proposed site is located in an area with a low public transport accessibility level (PTAL2) within the Finsbury Park control parking zone which operates Monday to Saturday from 08:00 am to 18:30 hours. Although the PTAL of the site is low the site has good connectivity to Finsbury Park public transport interchange with the W3 bus service providing some 12 buses per hour to Finsbury Park station. The site is also within walking distance of Haringay Rail station (Moorgate to Hertford North) and Crouch Hill (Barking to Gospel Oak line).
- 6.6.4 The applicant has conducted a parking survey in line with the Lambeth Methodology, the surveys were conducted on Tuesday 20th and Wednesday 21st of May 2014 between 03:00 and 05:00 hours, the survey examined the

total number of cars parked within 200 metres of the site and the total car parking lengths available for cars to park legally. Car parking space was assumed to be 6 metres instead of 5 metres; this provides a more robust calculation for parking pressures and spare capacity available. The results of the parking concluded that within the 200 meter radius of the site there are between 304-310 vehicles parked with between 185-186 car parking spaces available.

- 6.6.5 Based on the parking surveys there is sufficient on street car parking spaces available within the area surrounding the site to facilitate any displacement in parking generated by the proposed development.
- 6.6.6 The Council's Transportation Team has assessed the proposal and do not raise an objection concluding that the additional residential units are unlikely to generate any significant increase in trips or parking demand which would result in any adverse impact on the surrounding highways network.
- 6.6.7 In addition, the proposed scheme includes dedicated space for provision of 12 cycles which is in excess of the minimum 8 spaces required by the London Plan.
- 6.6.8 A further condition is included requiring the submission of a construction management plan.
- 6.6.9 Overall, the proposal is considered to be acceptable with regard to parking and highway safety and would promote sustainable modes of travel over the private motor vehicles in accordance with London Plan 2011 Policy 6.9 and Local Plan 2013 Policy SP7.

6.7 Trees and amenity/play space

- 6.7.3 To facilitate the new development it is proposed to remove two Sycamore trees (T9 & T10) that are growing on the boundary of the site adjacent to properties in Oakfield Road. This property is in the Council's ownership. Although these trees appear healthy and have been categorised as being of moderate quality, their removal can be justified on the condition that more appropriate replacement trees are planted that have an increased life expectancy. They should also be native species, which would increase local biodiversity. It is also proposed to remove 5 Juneberry trees (T4 & T8) which are of low quality and value and therefore not a constraint to development. The removal of the proposed bungalow means the 3 Lime trees (T1 & T3) will not be impacted by the new development.
- 6.7.4 To mitigate the loss of T9 and T10, three replacement trees are proposed to be planted in the rear garden of 31 Oakfield Road, which is Council owned. The trees at the time of planting should be of advanced nursery stock. These will give immediate mitigation and provide some screening when planted. Suitable species would be those that retain an upright or rounded form and require minimal future maintenance, which include; Hornbeam, Field maple or Hawthorn.

- 6.7.5 With regard to the proposed loss of the existing amenity/play space, sufficient space behind the proposed development will be retained in combination with the existing area behind Connaught Lodge so as not to unduly harm the levels of amenity/play space available.
- 6.7.6 Furthermore, it is understood the applicant will be engaging in consultation (under separate legislation) to potentially provide replacement play/amenities facilities within the locality.
- 6.7.7 Overall, given the areas of amenity space to be retained as well as the recommended replacement planting and landscaping which will be secured by way of condition, it is considered that the proposal will provide an acceptable level of trees/landscaping and play space for both the residents of the proposed development as well as those of the existing Connaught Lodge.

6.8 Sustainability

- 6.8.3 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan and SPG 'Sustainable Design & Construction' set out the sustainable objectives in order to tackle climate change. The Council requires new residential development proposals to meet the minimum Code for Sustainable Homes Level 4 criteria as required under Local Plan Policy SP4.
- 6.8.4 There is no evidence within the submission to demonstrate how the applicant has considered energy efficiency measures/options as part of their proposal, and the absence of an energy/sustainable report fails to show how the development achieves a minimum Code for Sustainable Homes Level 4. However, a condition to this effect requiring the units to be constructed to Code for Sustainable Homes Level 4 is included and would ensure the proposal accords with the NPPF 2012 and to London Plan 2011 Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11 as well as Policy SP4 of Haringey's Local Plan 2013, which require all residential development proposals to incorporate energy technologies to reduce carbon emissions.

6.9 Contamination

- 6.9.3 The proposal has been viewed by the Council's Pollution Officer who raises no objection to the scheme however, conditions are recommended with regards to site investigation and/or remediation should it be required.
- 6.9.4 The proposal, subject to a thorough site investigation and appropriate remediation (where required) is therefore considered to be acceptable and in general accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

6.10 Waste

- 6.10.3 The LBH Waste Management Team has not objected to the proposed development. Furthermore, sufficient space for refuse storage has been allocated in close proximity to the adjoining highway so as to allow for ease of

collection. The proposal is therefore considered acceptable in terms of waste storage and collection.

6.11 Accessibility

- 6.11.3 Saved Policy HSG1 of the UDP and Policy 3.6 of the London Plan require that all units are built to Lifetime Homes Standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. In this regard, the ground flats will have level entry point and are considered to be easily converted to be accessible should a future occupants be partially ambulant or a wheelchair user.

7. HUMAN RIGHTS

- 8.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

8. EQUALITIES

- 8.3 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

9. CIL

- 9.1 The proposal results in the creation of new dwellings, and as such would be liable for CIL. However, given the application is for affordable housing, relief can be applied for.

10. CONCLUSION

- 10.3 The proposal involves the demolition of garages adjacent to Connaught Lodge and the erection of part 3 and part 4 storey building comprising 7 flats and associated landscaping works.
- 10.4 The application to provide new affordable housing has elicited considerable local comment raising a wide range of concerns (see appendix 1). Replacement of the garages with new homes will change the appearance of the immediate locality and alter the effect of the site upon its neighbours. Officers consider that the proposal does not cause harm to the Conservation Area. In considering the

concerns that have been raised and the impacts of the proposal on the area the proposal is, on balance, considered to represent an acceptable development. Subject therefore to specific conditions to address particular impacts, the application is therefore capable of support and approval is accordingly recommended.

11. RECOMMENDATIONS

- 12.1 That planning permission be GRANTED in accordance with the applicant's drawing no's:

Design and Access Statement prepared by ECD Architects Rev A dated January 2015; Overshadowing Report prepared by Melin Consultants Rev A dated 10 May 2015; Daylighting Factor Calculations prepared by Melin Consultants dated 30 May 2014; Transport Note prepared by ttp Consulting dated June 2014; Tree Survey and Constraints Plan (drawing no. 56740-CL-01) prepared by Landscape Planning Ltd; Tree Survey Tables dated 21/10/2014 prepared by Landscape Planning Ltd; Ground Investigation Report prepared by Ground and Water Limited; 5429-03-1000 Rev C; 5429-03-1010 Rev C; 5429-03-1100 Rev D; 5429-03-1101 Rev B; 5429-03-1200 Rev C; 5429-03-1250 Rev C; 5429-03-1251 Rev C; 5429-03-1800 Rev A; 5429-03-1801 Rev A; 5429-03-1900 Rev C

and subject to the following condition(s):

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

Reason: This condition is imposed by virtue of 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 following approved plans and specifications:

Design and Access Statement prepared by ECD Architects Rev A dated January 2015; Overshadowing Report prepared by Melin Consultants Rev A dated 10 May 2015; Daylighting Factor Calculations prepared by Melin Consultants dated 30 May 2014; Transport Note prepared by ttp Consulting dated June 2014; Tree Survey and Constraints Plan (drawing no. 56740-CL-01) prepared by Landscape Planning Ltd; Tree Survey Tables dated 21/10/2014 prepared by Landscape Planning Ltd; Ground Investigation Report prepared by Ground and Water Limited; 5429-03-1000 Rev C; 5429-03-1010 Rev C; 5429-03-1100 Rev D; 5429-03-1101 Rev B; 5429-03-1200 Rev C; 5429-03-1250 Rev C; 5429-03-1251 Rev C; 5429-03-1800 Rev A; 5429-03-1801 Rev A; 5429-03-1900 Rev C

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

3. 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 for written approval.

- 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.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

4. 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 in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

5. The applicant is required to submit a Construction Management Plan and Construction Logistics Plan for the written approval of the Local Planning Authority prior to construction work commencing on site. The plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on the Connaught Road is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

6. The applicant is required to submit an Arboricultural Method Statement including a Tree Protection Plan for the local authority's approval prior to construction work commencing on site. The Arboricultural Method Statement and Tree Protection Plan must detail the proposed tree protection measures and construction works that may impact on trees including:

1. A pre-commencement site meeting must be specified 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; and
2. Robust protective fencing/ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in BS 5837: 2012 Trees in relation to design, demolition and construction.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. Notwithstanding the information submitted with this application, no above ground development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details approved by 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 and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

8. No above ground development shall take place until full details of both hard and soft landscaping 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; pedestrian access and circulation areas; hard surfacing materials

and any structures (eg. furniture, play equipment, refuse or other storage units etc).

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; implementation programme). The soft landscaping scheme shall include detailed drawings of:

- a. Those existing trees to be retained.
- b. Those existing trees to be removed.
- c. Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of any above ground development.

Such an approved scheme of planting comprised in the approved details of landscaping shall 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 three 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 retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: 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 should be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE 3: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 4: 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 5: This type of work will require a Building Regulation application to be made after Planning permission has been granted. Council's Building Control department has been working to expand and improve the services and products it can offer its customers such as warranties, fire engineering, fire risk assessments, structural engineering, party wall surveying, SAP, EPC, SBEM calculations, BREEAM, CfSH calculations, acoustic advice, air pressure testing etc in consultation with the LABC (Local Authority Building Control) and it would be pleased to explain any of the services in more detail if required.

APPENDIX 1: Consultation responses

No	Stakeholder	Questions/Comments	Responses
1	LBH Design Officer	<p data-bbox="573 284 696 316">Context</p> <p data-bbox="573 360 1693 906">The site is located in the south-west of the borough, in the Stroud Green Conservation Area (designated 10th June 2003). This area of the Conservation Area, comprising many similar streets around the site, is characterised by mid to late Victorian Terraced houses in carefully composed terraces, typically of two or three storeys, in red or London Stock brick with red brick and white painted stucco details and with prominent overhanging pitched roofs. Timber sliding sash windows and doors are in a mixture of Italianate and Gothic styles, with frequent bay windows (usually on the ground floor) and occasional dormer windows; all are characteristically decorative, was are painted timber fascias and barge boards to roofs. On relation to the street, terraces typically sit behind a modest front garden with low brick walls and hedges, but extend to close to the corner of side roads; they have larger back gardens to their rear; at corners with higher brick walls (or sometimes timber fences as adjacent to the site) and with the next terrace close to their adjacent back garden boundary, making streets in the area tightly enclosed.</p> <p data-bbox="573 951 1693 1380">The site is adjacent to an example of the main variation to the characteristic form of development in the Conservation Area; in various locations, original terraces have been replaced with inter-war or early post war mansion blocks, usually of council owned housing. Typically three or four storey, these are in a more plain and regular design, with identically sized windows and prominently marked entrances / stair towers, they are typically plain and on unornamented details. They are also typically set further back from the street and with greater separation from their neighbours either side than the original terraced houses of the area and with open grassed communal frontages containing a few ornamental trees, behind dwarf brick walls. Connaught Lodge to the immediate west of the site and Churchill Court on the opposite side of Connaught Road to the site are typical of this style; of 4 storeys, with a</p>	No objection.

	<p>3 storey side wing (including the part closest to the site) containing 4th storey set into the steeply pitched roof, with small, plain dormer windows.</p> <p>Street trees are found all across the area, including a silver birch in the pavement in front of the site, but although streets throughout the area have a verdant feel due to street and front garden trees and shrubs, the greatest vegetation and most mature trees are found in back gardens, including two mature sycamores close to the boundary of the site in the back garden of no. 31 Oakfield Road to the east, and three semi-mature lime trees within the site close to its southern boundary.</p> <p>The site itself currently contains a single storey structure housing three vehicular garages and 12 small store rooms set behind a paved area, with an extension to the private communal landscaping to the rear of Connaught Lodge behind the garages and sheds, containing an equipped play area.</p> <p>Overall Proposed Form and Massing</p> <p>The site at present makes an incongruous gap in the urban form, reducing the sense of enclosure of the street and offering no passive surveillance. The overall form of the proposal makes a transition between the 3/4 storey rectilinear mass of Connaught Lodge to its west and Churchill Court opposite to the north and the 2/3 storey terraced houses of Oakfield Road to its east, Cornwall Road to its south, as well as the other surrounding streets characteristic of the conservation area. Its height steps up from 2 storeys (+ attic) to the east, lower or about the same as the houses on Oakfield Road, to 3 storeys (+ attic) to the west, matching the height of the nearest part of Connaught Lodge and lower than the main 4 storey part (incorrectly shown as 3 storeys on the applicants' elevation). Its position on the site in relation to the road, its building line, also steps, forward from the well recessed building line of Connaught Lodge (which I consider to be too far set back) ,closer to but not right up to the high fence along the pavement edge of the rear of no. 35 Oldfield Road, similar to the building line of the mostly blank flank wall of</p>	
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	<p>that house.</p> <p>Its form is of a pitched roofed asymmetrical composition; the pitched roof has characteristics similar to both the existing Connaught Lodge and other nearby mansion blocks and of the steep pitched roofs of the terraced houses; it is a hipped pitch more similar to the mansion blocks adjacent and terraced houses on the opposite side of Oldfield Road, rather than the gables of the nearest house on Oldfield Road, to avoid making any side wall higher than necessary.</p> <p>All the roofs of the proposal are true pitched roofs with no disguising of their true height behind Crown roofs or mansards. The bay windows on the ground floor only, with a flat front and windows arranged in pairs is similar to that found on the original terraced houses further down Connaught Road and to the paired second floor windows in the gables of the adjacent houses on Oldfield Road. The asymmetrical composition of having a wider 3 storey block of 3 “bays” wide set back behind a narrower block of 2 storeys, and of placing the entrance to the side of the higher block, yet therefore central to the overall composition, gives the main street elevation and unfolding appearance of passing the block</p> <p>As such, it is my considered view that the overall form of the proposal makes a transition between the two existing contextual conditions of the terraced houses and mansion blocks, whilst the overall massing remains similar to or lower than their main perceived heights of those neighbours. As such it is respectful of and compliant with the conservation area and conservation policies. However it avoids becoming a pastiche by avoiding disguising its true form and by using more contemporary detailing, as explained below.</p> <p>Proposed Materials and Detailing</p> <p>The proposed building is in brick with a tiled roof; materials that are used widely in the surrounding area. However there are a wide variety of such materials in the area; red and London Stock bricks on the original houses, pale pink bricks on the mansion blocks, with both slate and clay tiles on</p>	
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		<p>roofs. The proposal will use similar materials. The key detailed point that makes similarities to the context whilst avoiding pastiche with contemporary detailing is the fenestration.</p> <p>The fenestration starts with hexagonal bay windows on the ground floor facing the street; a feature found widely in the conservation area, but here treated as simple rendered boxes with large vertical sliding sash windows. These will look sleek and modern yet reference the existing conservation area, as well as providing grandeur to the rooms behind them, useful additional living space and a high degree of passive surveillance of the street, whilst providing a transitional space within the flats to increase their privacy from overlooking from the street.</p> <p>The 1st and 2nd floor windows are simple vertical sliding sashes, of a proportion similar to the existing houses, slightly projecting white painted concrete lintels and cills that further reference the conservation area but in contemporary materials. Then above roof level, the dormer windows in similar materials to the white painted timber found widely in the area, but of a simple form, minimise their apparent size.</p> <p>Other details, including rear garden fences and enclosures to refuse and cycle stores, are in horizontal slatted timber, stained to bring out the timber colour, pattern and texture and add a contemporary feel. Overall the proposed design achieves a balance between referencing the conservation area existing original houses, the more plain detailing of the mansion blocks and of a more contemporary, sleek minimalist appearance; I would anticipate this would be achieved successfully.</p> <p>Impact on Neighbours' Amenity</p> <p>As the site is currently occupied by only a single storey garage and storeroom building and open space, the proposal will inevitably reduce the privacy, daylight and sunlight to some of its neighbours. In particular, the building will</p>	
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be about 4m from the side wall of the existing Connaught Lodge; this wall contains two secondary residential windows per floor; believed to be not primary residential rooms, which have larger windows onto the street or to the wide open space to the south of the block. The opposite end of the block is a similar (or even possibly closer) distance to the 3-4 storey gable end of the terraced houses to its west, and appears to be internally planned similarly, with similar windows that presumably manage with less light than the windows will receive that will be affected by this development. There is no overlooking concern to these windows as the only windows in the proposal on this side are bathrooms with obscured glazing.

To the other, eastern side of the proposal, it will present a blank brick facade some 1m from the property boundary, however the back wall and windows of the adjacent properties on Oldfield Road are well set back at least 20m from this and it is in any case only a 2 storey wall, with pitched roof receding above this. Furthermore no. 35, the property that could potentially lose most sunlight or daylight from its garden, has a garage at the foot of its garden, that does not require sun or daylight, and all have several trees in their gardens.

To the rear of the proposed property there will be both windows and balconies facing onto the deep rear gardens of the proposal; these will be well over the distance that could affect privacy and daylight to the adjacent properties to the south on Cornwall Road. There is however a concern that there could be some loss of privacy to the gardens to the rear of Oldfield Road, particularly nos. 29 & 31. To avoid this the balconies have been designed with higher obscured screens at their eastern ends. Overall I am satisfied that there will be no loss of privacy, daylight or sunlight to neighbouring properties.

Proposed Residential Accommodation Standards & Landscaping

Flat sizes are generous; generally over the London Plan minima with room sizes similarly exceeding minima in the Mayors Housing SPG, as they are designed to also meet the more exacting standards of Lifetime Homes (July

		<p>2010) and the former Haringey Housing SPD (where they exceed London Plan / Housing SPG standards). The two ground floor flats are fully wheelchair user compliant and upper floor flats allow for the potential for future adaption. Five of the seven flats have separate Living Rooms and Dining – Kitchens, and whilst it would be preferable for those to include the largest three bedroom flat, it is a notably higher standard of accommodation than typically found in low cost private sector accommodation.</p> <p>External private and communal amenity standards are met and exceeded. All upper floor flats have generous external balconies on the sunny, south facing rear of the property, of an area and width than the requirements of the Mayor’s Housing SPD, whilst the two ground floor flats have generous private south facing rear gardens. In addition the entire block benefits from private communal amenity space to the south of the development and access to the private communal amenity space behind the existing Connaught Lodge.</p> <p>Separate arrangements are being made for modification and/or relocation of the existing childrens’ playground, most likely within this area, in accordance with future planned residents’ consultation. As the existing space is gated and not open to the public, it is not considered to make any contribution to public amenity. The site is not considered to be in a location with deficiency of access to public amenity space.</p> <p>The two existing sycamore trees in the back garden of no. 31 Oakfield Road, also in the ownership of the council, will be replaced with new native species trees in the same location; this will improve biodiversity on site as sycamores are a non-native invasive species. No other trees will be lost as a result of the development. Biodiversity and the amount and quality of green landscaping is likely to improve as a result of the development, as the small front gardens, which will be ornamentally planted, will be a considerable improvement on the existing hard paving and the new rear and communal gardens are likely to be better landscaped than present, comparatively featureless grass and hard paving.</p>	
2	LBH Transportation	The proposed site is located in an area with a low public transport	No objection

	Officer	<p>accessibility level (PTAL2) within the Finsbury Park control parking zone which operated Monday to Saturday from 08:00 am to 18:30 hours. Although the PTAL of the site is low the site has good connectivity to Finsbury Park public transport interchange, with the W3 bus service providing some 12 buses per hour to Finsbury Park station. The site is also within walking distance of Haringay Rail station (Moorgate to Hertford North and Crouch Hill (Barking to Gospel Oak line).</p> <p>The applicant has conducted a Parking survey in line with the Lambeth Methodology, the surveys were conducted on Tuesday 20th and Wednesday 21st of May 2014 between 03:00 and 05:00 hours, the survey examined the total number of cars parked within 200 metres of the site, and the total car parking lengths available for cars to park legally. Car parking space was assumed to be 6 metres instead of 5 metres; this provides a more robust calculation for parking pressures and spare capacity available. The results of the parking concluded that within the 200 meter radius of the site there are between 304-310 vehicles parked with between 185-186 car parking spaces available.</p> <p>The applicant is proposing to redevelop the existing 3 garages and shed space to provided 1x1 bed Bungalow, 1x1, 5x2 bed flats and 1x3 flats; no additional car parking spaces are being proposed as part of the proposed development. Based on the 2011 census data for the Stroud Green Ward, with 0.56 car per household, the proposed 8 units would require 5 additional car parking spaces. We have considered that the lost of the 3 garages and the 8 additional units proposed would generate a combined parking demand of 8 car parking spaces.</p> <p>Based on the parking surveys there is sufficient on street car parking spaces available within the area surrounding the site to facilitate any displacement in parking generated by the proposed development. The applicant has proposed providing 14 secured sheltered cycle parking spaces this is in line with the 2013 London Plan.</p>	subject to conditions.
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		<p>We have considered that the proposed 8 additional residential units are unlikely to generate any significant increase in trips or parking demand which would result in any adverse impact on the surrounding highways network. Therefore, the highway and transportation authority would not object to this application subject to the following conditions:</p> <p>Conditions:</p> <p>1) A residential travel plan must be secured as part of the development and should include the following measures in order to maximise the use of public transport:</p> <p>a) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's transportation planning team.</p> <p>b) Establish or operate a car club scheme. The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds) in credit for each member of the car club, evidence of which must be submitted to the Transportation planning team.</p> <p>2) The Applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on the Cannought Road is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the Transportation network.</p> <p>Informative:</p>	
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		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.	
3	LBH Arborist	<p>I have visited the site to inspect the trees and assess the likely impact of the new development.</p> <p>To facilitate the new development, it is proposed to remove two Sycamore trees (T9 & T10) that are growing on the boundary of the site, adjacent to properties in Oakfield Road. Although these trees appear healthy and have been categorised as being of moderate quality, their removal could be justified on the condition that more appropriate replacement trees are planted that have an increased life expectancy. They should also be native species, which would increase local biodiversity. It is also proposed to remove 5 Juneberry trees (T4-T8) which are of low quality and value and therefore not a constraint to development. The removal of the proposed bungalow means the 3 Lime trees (T1-T3) will not be impacted by the new development.</p> <p>To mitigate the loss of T9 and T10, three replacement trees must be planted in the rear garden of 31 Oakfield Road, N4, which is Council owned. The trees at the time of planting should be of advanced nursery stock, which are 18-20cm trunk girth and approx 5-6m in height. These will give immediate impact and provide some screening when planted. Suitable species would be those that retain an upright or rounded form and require minimal future maintenance, which include; Hornbeam, Field maple or Hawthorn.</p> <p>When drafting planning conditions, they must include reference to the following;</p> <p>An Arboricultural Method Statement to include a Tree Protection Plan must be provided to detail tree protection measures and construction works that may impact on trees.</p> <p>A pre-commencement site meeting must be specified and attended by all</p>	No objection subject to conditions.

		<p>interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees.</p> <p>Robust protective fencing/ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in BS 5837: 2012 Trees in relation to design, demolition and construction.</p> <p>The protective measures must be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete.</p> <p>A new landscape plan must be provided to detail replacement tree planting. It must also include an aftercare programme (minimum of 3 years) for all new trees / shrubs, to include inspection, irrigation and replacement of any failures.</p>	
4	LBH Environmental Health	<p>With reference to above planning application for demolition of existing garages and construction of 8 new dwelling units, I recommend the following conditions:</p> <p>Contaminated land:</p> <p>Before development commences other than for investigative work:</p> <p>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.</p>	No objections subject to conditions.

		<p>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:</p> <ul style="list-style-type: none"> • a risk assessment to be undertaken, • refinement of the Conceptual Model, and • the development of a Method Statement detailing the remediation requirements. <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>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.</p> <p>And:</p> <p>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.</p> <p>Reason To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p>	
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		<p>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 with reference to the GLA's Control of Dust and Emissions during Construction and Demolition. The site or Contractor Company should also 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>Combustion and Energy Plant: Prior to installation details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%). Reason: As required by The London Plan Policy 7.14.</p> <p>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.</p>	
5	LBH Waste Management	<p>Street-based households receiving kerbside collection services require space for the 'Standard kerbside collection full set' to be left for collection within the area of the property as close as possible to the access point to the property for collection teams. Details of the 'Standard kerbside collection full set' are given below.</p> <p>Wheelie bins or bulk waste containers must be provided for household collections.</p> <p>Wheelie bins must be located no further than 25 metres from the point of collection.</p>	No objection subject to conditions.

		<p>Bulk waste containers must be located no further than 10 metres from the point of collection.</p> <p>If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.</p> <p>All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.</p> <p>Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.</p> <p>Adequate storage and collection arrangements must be in place to service the proposed dwellings.</p>	
6	LBH Building Control	<p>This department has no objection to this application.</p> <p>This type of work will require a Building Regulation application to be made after Planning permission has been granted. We have been working to expand and improve the services and products we can offer our customers such as warranties, fire engineering, fire risk assessments, structural engineering, party wall surveying, SAP, EPC, SBEM calculations, BREEAM, CfSH calculations, acoustic advice, air pressure testing etc in consultation with the LABC (Local Authority Building Control) and we would be pleased to explain any of the services in more detail if required.</p>	Inserted as an informative.
7	Thames Water	<p>Waste Comments</p> <p>Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with</p>	No objection. Informative recommended.

your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

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

		development.	
8	Stroud Green Conservation Area Advisory Committee	<p>Connaught Lodge was submitted as an architectural model to the Architectural, Town Planning and Building Research Section of the Festival of Britain. One of the distinctive features of the flats when built was that they encompassed open spaces as a relief from a totally built up environment. The philosophy then behind building taller than the typical Victorian street layout was that more open green space was left for children to play in and for sitting out in the sunshine in good weather. This historical and community asset should be preserved and the integrity of the building and associated open space recognised.</p> <p>SGCAAC's comments on the proposal are:</p> <p>The new building line on Connaught Road comes a long way forward of the existing block adjacent. It lies somewhere roughly in line with the existing garages which the new block would replace and the garden wall to 35 Oakfield Road. These low scale elements do not provide a suitable location for a building line for a much higher block. In our view it should be set back substantially from where it is and should instead be in line with the existing block in urban design terms.</p> <p>We consider the bulk, massing and location of the proposal affects the street scene and the amenity of neighbours. The block should therefore be moved backwards but should also be smaller so the overshadowing of more Oakfield rear gardens would not result. The wheelchair accommodation provided by the bungalow should be relocated on the ground floor of the block to allow open play space for the existing residents and the new residents. All accommodation should be to mobility standards and thus a lift would be needed.</p> <p>Existing trees of any calibre should be retained and any loss of trees should be replaced with new mature trees along the back of pavement and other appropriate locations. We consider that the proposal would cause substantial</p>	Objects to application. Addressed section 7 above.

		<p>harm to the Conservation Area and an important part of Hornsey's history damaged should consent be granted. Public benefits would not be sufficient in the circumstances to balance that harm.</p> <p>The Conservation Officer's Report is not online. It is important that social and affordable housing is what is proposed on this publicly-owned land. <i>Officer comment: Parties making representations are doing so on the merits of the planning application and not on Council Officer comments. Obviously any parties who choose to do so can make further representations once the committee report is on the committee agenda</i></p> <p>Stroud Green Conservation Area Advisory Committee objects to this application.</p>	
9	<p>Neighbouring Properties:</p> <p>43 representations and an additional petition with 38 signatories have been received</p>	<p>Matters raised (response in italics below)</p> <p>Conservation and design:</p> <ul style="list-style-type: none"> • Modern design is unacceptable and out of character • Intensification of use would harm character of the conservation area • Against the principle of the conservation area • Quality of build needs to be better than indicated in application documents • Revised scheme a big improvement by providing a play area and storage • Revised scheme is of better design <p><i>Officer comment: The proposed scheme has been amended since initially lodge to represent a more suitable design that fits with the character and appearance of the conservation area. Further consideration of these matters is made at section 7 above.</i></p> <p>Playground:</p> <ul style="list-style-type: none"> • Loss of playground unacceptable • Playground is not underused 	

		<ul style="list-style-type: none"> • Instead of the proposed bungalow the existing playground should be upgraded • Revised scheme will still result in a loss of green space <p><i>Officer comment: The proposed scheme has been amended since initially lodge to remove the rear bungalow and retains sufficient green space. It is also understood that the applicant is undertaking consultation under separate legislation regarding provision of a replacement playspace. Further consideration of these matters is made at section 7 above.</i></p> <p>Garages/sheds:</p> <ul style="list-style-type: none"> • Loss of garages/shed is unacceptable • Approves of replacing 'ugly' garages with affordable housing <p><i>Officer comment: The application proposed a number of replacement storage sheds to mitigate for the loss of those fronting Connaught Road. Further consideration of these matters is made at section 7 above.</i></p> <p>Neighbouring amenity:</p> <ul style="list-style-type: none"> • Proposed scheme will result in overlooking of neighbouring properties' gardens and windows from rear balconies • Proposal scheme will result in overshadowing • No assessment of impact on Churchill Court • Noise, disturbance and security/anti-social behaviour concerns resulting from additional residents • Already issues regarding rubbish <p><i>Officer comment: The application will not, on balance, result in undue harm to neighbouring residential amenity. Further consideration of these matters is made at section 7 above.</i></p> <p>Trees and landscaping:</p> <ul style="list-style-type: none"> • Loss of trees and green space <p><i>Officer comment: The removal of the originally proposed bungalow to the rear will mean less trees being removed. Furthermore, Council's Arborist has no</i></p>	
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objection to the application subject to conditions requiring replacement planting which will allow better species to be planted. The removal of the bungalow from the proposal also means that a sufficient area of green space will be retained. Further consideration of these matters is made at section 7 above.

Parking:

- No provision for off-street parking
- Lack of off-street parking will increase parking pressure

Officer comments: The proposed promotes the use of sustainable modes of transport. Furthermore, Council's Transportation Planner has confirmed that the proposal and the supporting parking survey are acceptable and that the no undue parking pressure will result from the development. Further consideration of these matters is made at section 7 above.

Lack of consultation:

- Divisive and selective in its consultation
- Without councillor involvement public meeting would not have taken place

Officer comment: The Local Planning Authority's Statement of Community Involvement has been followed in the consultation of the planning application. Further consideration of these matters is made at section 7 above.

Affordable housing:

- Social housing for rent is what is needed
- Will the units be allocated to people on the Council's housing waiting list?

Officer comment: The proposed units are all affordable housing. Furthermore, there is no policy mechanism to control the tenure mix between social rented and intermediate for developments of less than 10 units. Further consideration of these matters is made at section 7 above.

	<p>Contamination:</p> <ul style="list-style-type: none"> • Site has garages which may mean vehicle related contamination on site • Liability for potential leakage <p><i>Officer comment: Council's Environmental Health Officer has assessed the application and has recommended site investigation and remediation where necessary. Liability for spreading of contamination is not a planning matter however, will be dealt with under the construction contract should planning permission be granted. Further consideration of these matters is made at section 7 above.</i></p> <p>Community Infrastructure Levy:</p> <ul style="list-style-type: none"> • Given intensification of use, what CIL will be payable? <p><i>Officer comment: As the development is for affordable housing, it is not CIL liable. Further consideration of these matters is made at section 7 above.</i></p> <p>Construction</p> <ul style="list-style-type: none"> • Noise and disturbance will be unacceptable <p><i>Officer comment: Construction management conditions are recommended to mitigate the traffic and dust impact associated with construction. Other legislation restricts noisy works outside of certain hours. Further consideration of these matters is made at section 7 above.</i></p> <p>Loss of property value</p> <p><i>Officer comment: This is not a material planning consideration.</i></p>	
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APPENDIX 2: Plans and images

Site location plan



Aerial photographs

Looking east:



Looking north:



Photographs

View from Connaught Road looking to the east:



View from Connaught Road looking to the west:



3D representation of proposals

Front elevation

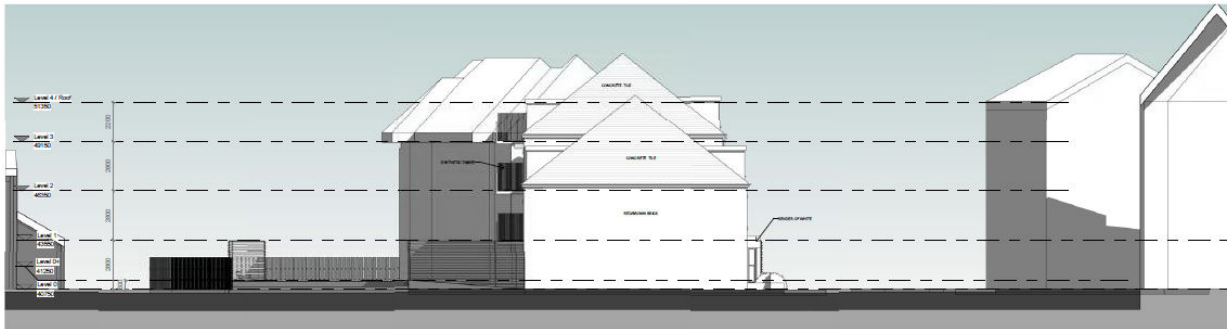


Rear elevation



Elevations

Eastern:



Northern:



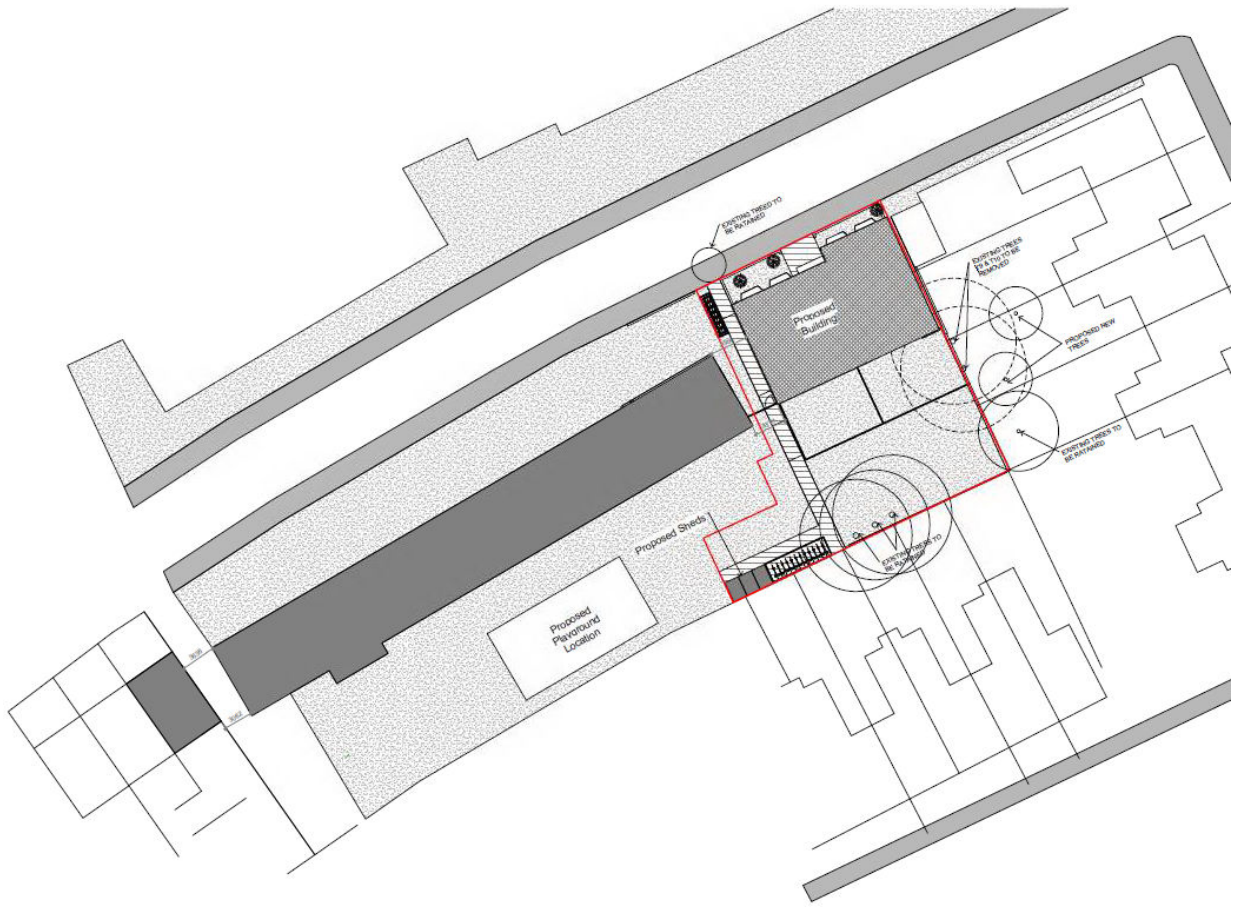
Western:



Southern:

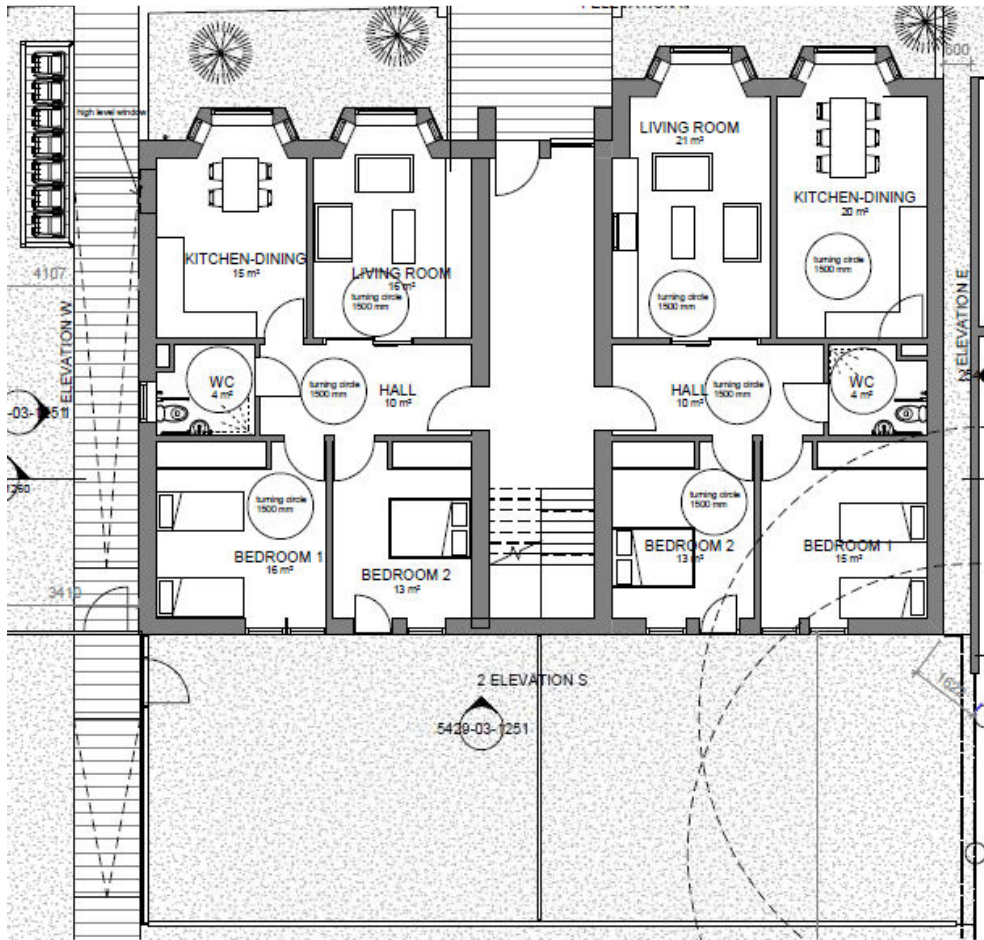


Site plan

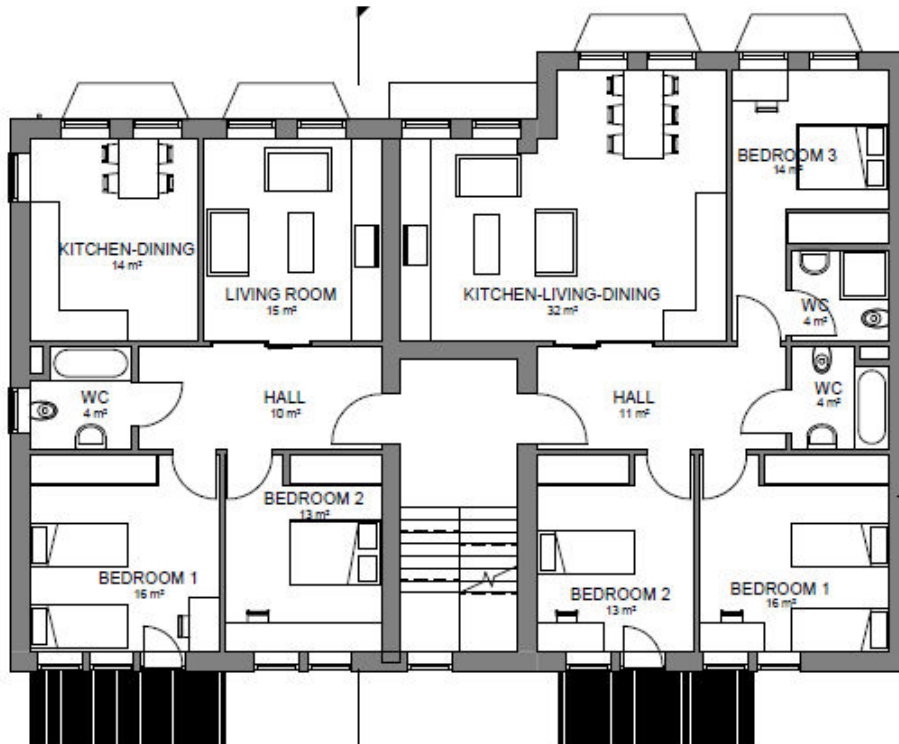


Floor plans

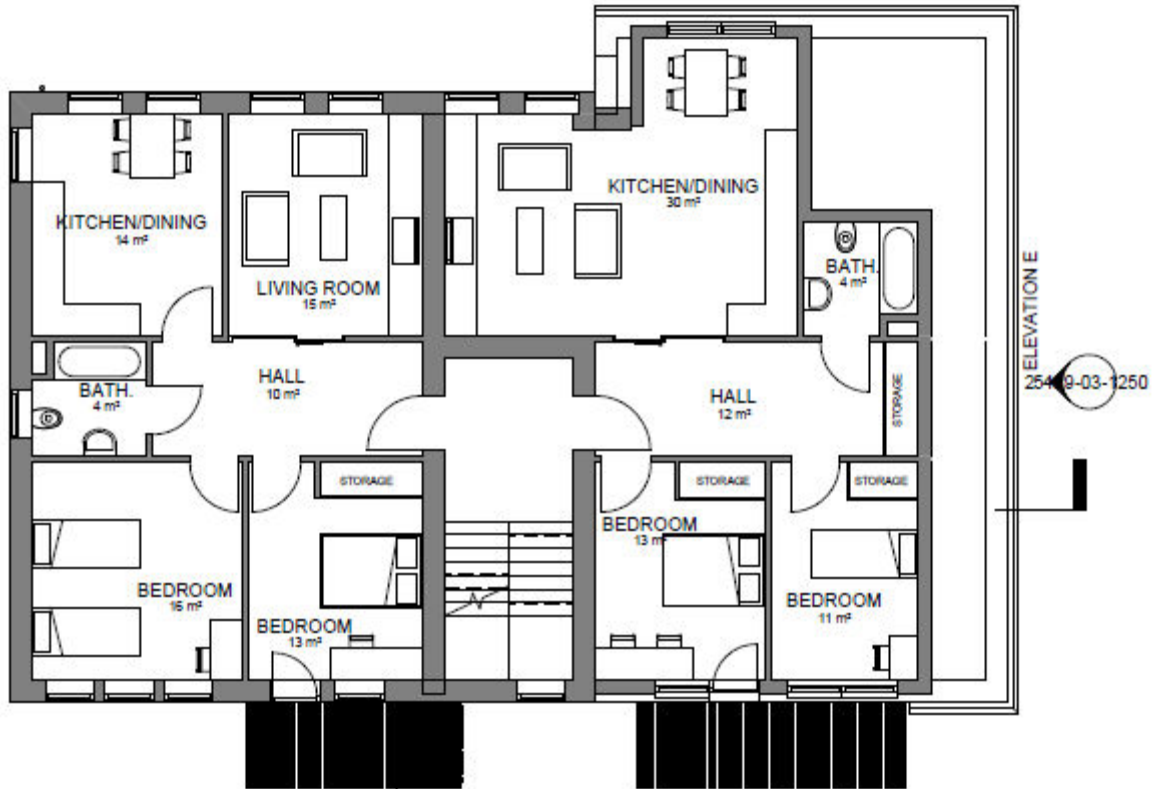
Ground floor:



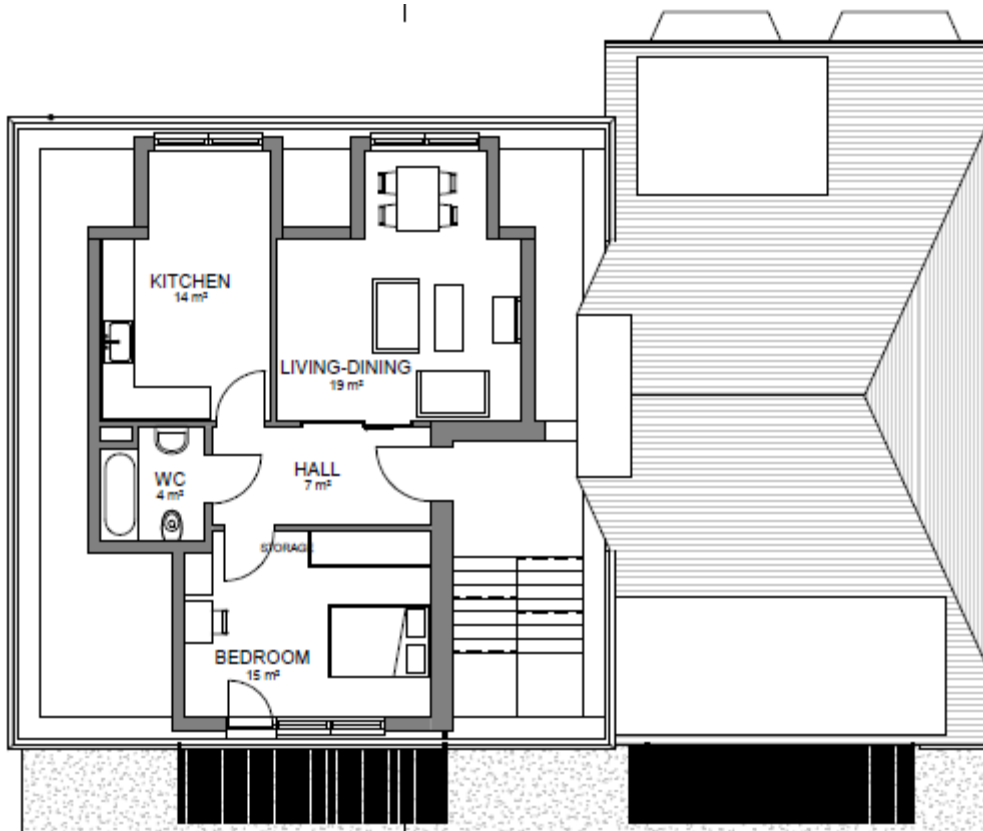
First floor:



Second floor:



Third floor:



Appendix Three Design review panel comments 4 December 2014

Small Infill Housing: Connaught Lodge

Project Description

This site is currently occupied by a single storey block of garages and pram sheds, with landscaping including a children's playground behind; it is between a three to four storey pitched roofed block of flats owned by the Council and the back gardens of two to three storey Victorian terraced houses on a perpendicular street. The proposal is for a part two to three, part three to four storey block of seven one, two and three bed flats plus a single storey bungalow behind. The design had been through a number of permutations on a broadly traditional form, in brick with bay windows and dormers to rooms in the roof. By contrast, one elevation of an alternative more contemporary design approach was shown, again in brick but with a "gridded" rectilinear facade.

Panel Questions

What consideration has been given to the Conservation Area context (the site is within the Stroud Green Conservation Area) and what consultation with the council's Conservation Officer?

The applicants admitted that there had not been any consultation with the Conservation Officer and the conservation area had only been specifically accommodated in as much as they felt the scheme was contextual.

What is the status of the alternative proposal?

The "contemporary" alternative had only been developed in the last few days.

Where are the private amenity spaces in the alternative scheme?

Ground floor flats would have front and rear gardens, upper floors balconies at the front (unlike the main scheme, where balconies are generally at the rear).

What will happen to the playground; will it be relocated / reprovided?

A separate consultation will shortly be carried out with existing residents of the council's housing, including on provision of children's play space.

Panel discussion

1. The panel had significant concerns with the main scheme shown, the semi-contextual scheme with large rooflights in pitched roofs.
2. However, the tantalizing image shown of a simpler, more contemporary scheme, with a flat roof and "gridded" street elevation was welcomed as a much better approach, which it was recommended should be pursued.
3. Analysis of the Conservation Area needs to be included and the proposals should be discussed with the Council's Conservation Officer.
4. The proposed dormer windows would be particularly unsuitable for the Conservation Area; much smaller dormer windows would be the only acceptable solution if this approach is persisted with. In whatever scheme is pursued, details need to be resolved and both details and materials secured in the planning application.
5. The panel had some concern at the proposed removal of the children's play area – however they suggested it should be possible to provide a new relocated children's play area elsewhere on the estate and suggested this should be shown

in the proposals. The proposed development will generate a children's playspace need on top of the ongoing need for existing residents.

6. **Conclusions:** The panel expressed Major concerns with this scheme – specifically, that the main version shown was not considered suitable for approval. A worked up version of the alternative scheme would probably be more successful and they recommended this approach be adopted, but they stressed it would need considerable design development before it would be ready to be submitted as a planning application.

Small Infill Housing: overall conclusions

1. The panel observed that the architects lacked consistency and conviction in both explaining their proposals and in what had been produced; they seem to have been deflected from original concepts too readily by conflicting suggestions from interested parties, so that their unique and coherent design philosophy had become lost from the schemes.
2. It is regrettable for a major council commissioned scheme that the proposals are not amongst the better schemes to have been seen by the panel. The panel felt it was vital that they should set an exemplar standard of excellence of design that should be followed, and that the schemes seen did not do so.
3. This raises concerns amongst the Panel with the Council's procurement methods, on how architects are appointed (particularly the constraints of framework agreements) and on the reliance on Design & Build.
4. There was some concern at the loss of parking on all 3 schemes, but that this should be allayed when the planned parking surveys had been carried out and full reports were included demonstrating no impact.

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