

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 9th May, 2016, 7.00 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Peray Ahmet (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Natan Doron, Toni Mallett, James Patterson, James Ryan and Elin Weston

Quorum: 3

1. FILMING AT MEETINGS

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. APOLOGIES

3. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 10 below.

4. 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

5. MINUTES (PAGES 1 - 56)

To confirm and sign the minutes of the Planning Sub Committees held on 8 February, 7 March and 16 March.

6. 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.

7. APEX HOUSE 820 SEVEN SISTERS ROAD N15 5PQ AND WARDS CORNER SITE HIGH ROAD LONDON N15 (PAGES 57 - 294)

1) Demolition of existing building and construction of one 23 storey building with single basement, one 7 storey building and 4no. 3 storey townhouses comprising residential (private and affordable) use, with 875sqm of market (sui generis) or A2, A3, B1 flexible commercial floorspace at ground floor, servicing yard and associated landscaping.

2) Non-material amendment following a grant of planning permission HGY/2012/0915 for the installation of a new public art wind screen to Seven Sisters Road.

RECOMMENDATIONS:

1) grant permission subject to conditions and subject to a s106 legal agreement and subject to referral to the Mayor for London.

2) grant non material amendment subject to conditions.

8. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 295 - 372)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period from 22 February to 22 April 2016.

- 9. UPDATE ON MAJOR PROPOSALS (PAGES 373 - 384)**
To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.
- 10. NEW ITEMS OF URGENT BUSINESS**
To consider any items admitted at item 2 above.
- 11. DATE OF NEXT MEETING**
13 June – first meeting of new municipal year.

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28 April 2016

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MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON Monday, 8th February, 2016, 7pm

PRESENT:

Councillors: Peray Ahmet (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Natan Doron, Toni Mallett, James Patterson, James Ryan and Elin Weston

18. FILMING AT MEETINGS

RESOLVED

- That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.

19. DECLARATIONS OF INTEREST

Cllr Mallett identified a personal interest in relation to 191-201 Archway Road which incorporated a proposal for a Co-op food store to occupy the ground floor commercial unit onsite in that she was a member of the Co-operative Group and secretary of the Haringey branch of the Co-op Party.

Cllr Carroll identified in relation to the Harris Academy application that he had previously made comments in a semi-public arena related to the wider principles behind the application and as such would recuse himself from the Committee for the determination of this item.

Cllr Doron identified in relation to 11 Park Road application that he wished to make a representation to the Committee as a local ward councillor and as such would recuse himself from the Committee for the determination of this item.

20. PARK ROAD SWIMMING POOLS PARK ROAD N8 7JN

The Committee considered a report on the application to grant retrospective planning permission for the change of position for new flue and a new roof mounted fence to screen flue and roof plant. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. It was updated that an additional informative would be added to outline that the requirements of the Clean Air Act s14 and 15 applied to the application.

The Committee sought clarification that the position of the flue had originally been changed without planning permission. Officers advised that small elements of the refurbishment project had been subject to change but that the main issue had been

noise breakout from the new equipment contained within the plant chamber for which mitigation measures had now been put in place.

Clarification was sought as to whether the planned screening was already in place. Officers advised that the screening had yet to be installed and would serve to reduce slightly further any noise breakout.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/3409 be approved subject to conditions.

1. 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 – No.(s) 120821/A/120; 120821/A/121; 120821/A/124; 120821/A/204;

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

2. Within 3 months of the date of this permission and the installation of the roof mounted screen, fixed maximum noise level shall be submitted and agreed with the LPA showing noise emissions do not exceed a level equivalent to 10 dB below the worst-case (lowest) prevailing background LA90 dB noise level measured at the nearest/worst-affected residential location (nighttime and daytime). The agreed level shall thereafter be maintained in perpetuity unless agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

21. FLATS B C D & E 11 PARK ROAD, N8 8TE

[Cllr Doron stood down from the Committee for the determination of this application].

The Committee considered a report on the application to grant planning permission for the enlargement of the 4 existing flats by creating a third floor extension. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. Officers corrected an error within the report which set out incorrectly that approval would be subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report.

A number of objectors addressed the Committee and with the Chair's permission, circulated to the Committee a number of photographs to support their points which were as follows:

- The existing building was ugly and had little architectural merit as outlined within the Conservation Area character appraisal for the area. The new design would not resolve this issue or serve to enhance the Conservation Area.
- The current application reflected only a minor reconfiguration of the original application which had been refused on May 2015.
- The photographs and plans presented in the agenda pack were disputed in terms that the level of the neighbouring Victorian terrace roofline appeared to have been misrepresented as being higher than it actually was in order to make the additional storey to the building appear less prominent and dominating in the skyline. Issues with the accuracy of drawings had also been raised for the first application.
- The revised plans did not address the privacy issues to the front of the building

CLlr Doron addressed the Committee as a local ward councillor and raised the following points:

- A number of objectors had stated that they had not been notified of the Committee meeting.
- The scheme exacerbated existing issues with privacy through the provision of an additional storey and the potential existed for planned obscured glazing to the rear windows to be replaced with plain glass in the future.
- Plans and photographs provided by the applicant were inaccurate as highlighted by the objectors.
- The scheme constituted a box on top of a monstrosity and did not enhance the Conservation Area

Representatives for the applicant addressed the Committee and raised the following points:

- Significant work had been undertaken on the design in conjunction with the planning service to address the reasons for refusal of the first planning application.
- Providing an additional storey would allow for the improvement of the front façade of an acknowledged unattractive building and reduce the current horizontal emphasis which was at odds with the neighbouring Victorian terrace.
- The heritage statement completed identified that the design plans would constitute an improvement to the Conservation Area over the current building.
- The daylight and sunlight surveys undertaken demonstrated that no overshadowing would be caused to neighbouring properties.
- Confirmation was provided that the buildings had been measured and assurances provided that the plans provided were more or less accurate. The inaccuracies claimed by the objectors could be accounted to differences in perspective, particularly the misleading comparison of a flat elevation drawing with a perspective photograph and as such was not a like for like comparison.
- The existing roof build up was very thick at 750mm and the new storey would be sunken in to reduce the ceiling height and thereby the impact.

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

- In response to a question regarding the aesthetic issues raised over the building, it was advised that the application had not been considered by the Quality Review Panel as it was not a major application and was only before the Committee for determination at the request of a councillor. Officers acknowledged the difficulties

in making the plans more sympathetic taking into consideration the aesthetic limitations of the current building.

- Officers were asked to feedback on claims that a number of objectors had not received notification of the meeting. It was advised that a previous error with the sending of notification letters had resulted in the application being deferred but that officers had double checked that email notifications and letters advising of the current meeting had been sent out to objectors.
- Concern was raised that the plans would further embed the unattractive building within the Conservation Area. In response, it was reiterated that planning officers and the conservation officer both considered the application to be a viable proposal that would enhance the Conservation Area based on improvements to the front elevation.
- Further details were sought on planned improvement works to the front elevation. The applicant outlined plans for cladding and louvres to break up the appearance of the windows and washing and repointing of brickwork.
- A viewpoint was sought from officers on the discrepancies between the images provided by the applicant and the objectors. Officers advised that it was difficult to tell due to the different perspectives used and the change in floor levels to where the building currently sat.
- Further details were sought from the objectors on the issues raised regarding privacy. They advised that primary concerns were overlooking to the front to the residential buildings opposite and overlooking to properties on Bryanstone Road to the rear.
- Clarification was sought from the applicant as to whether the proposed terrace to the front of the building overlooking the main road would be useable. It was advised that it would be set back from the edge of the building to avoid being visible from the street and that privacy would be provided by the high parapet to the front of the building.
- Confirmation was sought that all flats would have dual aspect natural lighting in spite of obscured glazing to the rear windows. It was advised that the rear windows would be non-openable with permanent frosted glazing up to 1.8m and a clear glazed top panel to allow in light. In response to a question, it was confirmed that existing windows to the rear elevation of the second floor flats were clear glazed.
- Assurances were sought that flats would meet lifetime homes standards. The applicant confirmed that the existing flats did not comply but that the majority would following completion of the works although it was difficult to achieve wheelchair accessibility due to the design of the existing building.
- Plans for the rear yard were questioned. The applicant set out intentions for improved landscaping, with repaved allocated parking spaces and installation of a security gate.
- Assurances were sought from officers on the accuracy of the applicant's plans. In response, officers confirmed their view that they were accurate. The measurements on the plans would have formed the basis of the assessment of the application.
- Clarification was sought from the applicant on plans to lower the ceiling height of the second floor units and whether this would have a negative impact on their liveability. The applicant advised that although a thinner roof would be provided, this would not impinge on the flats below.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/2132 be approved subject to 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:
168.15/001; 168.15/002; 168.15/005; 168.15/006; 168.15/010; 168.15/011; 168.15/012; 168.15/013; 168.15/014A; 168.15/015A; 168.15/016; 168.15/017A; 168.15/020A; 168.15/021A; 168.15/022A; 168.15/023A; 168.15/030; 168.15/031A; 168.15/040A; 168.15/041A; 168.15/042A; 168.15/043A; 168.15/045; 168.15/046; Heritage Statement (July 2015); Daylight/Sunlight Assessment (20/07/2015).

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. Before the first occupation of the extension hereby permitted, the windows in the rear (southern) elevation shall be fitted with obscured glazing and any part of the windows that are less than 1.8 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The windows 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.

Informatives:

INFORMATIVE: 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: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £5,775 (165sqm x £35) and the Haringey CIL charge will be £43,725 (165sqm x £265). This will be collected by Haringey after/should the scheme is/be

implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Hours of Construction Work:

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

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

INFORMATIVE: Party Wall Act:

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

22. 191-201 ARCHWAY ROAD, LONDON N6 5BN

The Committee considered a report on the application to grant planning permission for the erection of a building behind the retained Archway Road facade and fronting Causton Road to provide 25 residential dwellings (Class C3) at basement, ground, first, second and third floor level, including retention side return wall on Causton Road, the demolition of all existing buildings to the rear, retention of retail floor space unit at ground floor level (Class A1), change of use of part ground floor and part basement from retail (Class A1) to Class B1 use and the provision of associated residential amenity space, landscaping and car parking. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. Confirmation was provided that following the deferral of the application at a previous meeting, the daylight and sunlight report had been repeated to incorporate the windows to 2 Causton Road. The results identified that the development would not have a material impact on the levels of daylight and sunlight conditions for 2 Causton Road and were within BRE guidelines.

A number of objectors addressed the Committee and raised the following points:

- The delivery and servicing plan condition for the food store did not make reference to the stated intention to keep delivery traffic out of Causton Road and Cholmeley Park and it was requested this be amended.
- Concerns were raised that the revised daylight and sunlight survey had been undertaken by the same company that had made errors in producing the first survey and had not followed best practice.
- It was commented that the application appeared to have been championed by planning officers despite considerable opposition from local people. It was alleged that the scheme had not been subject to an appropriate level of professional

scepticism and that the Planning Performance Agreement (PPA) had not been properly implemented.

- The scheme would destroy the current unique development which housed 18 small enterprises resulting in a loss of jobs and valuable services to the local community. Plans to transfer the workshops to the basement were unsuitable.
- Although the redevelopment was welcomed, the new building would be large and incongruous and constituted overbuilding of the site for the primary motive of profit.
- No onsite affordable housing was proposed.
- The scheme would result in the loss of 858m² of commercial floorspace or 44% which was not clearly referenced within the officer report as it focused primarily on the provision of B1 floorspace. This loss of commercial space was in conflict with London Plan targets for the borough relating to increasing employment and employment land.
- The current workspaces and offices onsite were highly sought after by small businesses and could easily be refurbished.
- The provision of housing should not take precedence over employment space inline with the NPPF.
- The small businesses currently located onsite provided valuable services to the local community including therapists, fashion, joinery, independent gym etc. The redevelopment was not opposed but the affordable rent commercial units should be protected and retained.

Cllr Morris addressed the Committee as a local councillor and raised the following points:

- The regeneration of Archway Road was welcomed but the importance of retaining a critical mass of businesses as part of the process emphasised.
- Concern was raised over the loss of employment space and positive contribution to the community that the current small enterprises provided. It was considered that the current studio workshop spaces should be retained and refurbished as proposals to move them to the basement were unsuitable for the current business owners.
- Any review of the current Controlled Parking Zone outside the site would have a knock on effect on the whole village so should only be carried out if absolutely necessary and in agreement with local councillors and the transport team.
- Further assurances were sought over claims made by the planning officer that the existing scale of the residential element was being retained.

At this point, the legal officer to the Committee provided a response regarding the ill-advised and unfounded attack on the integrity of officers and the PPA outlined during the hearing of the objectors. He directed the Committee to disregard the comments from the determination of the application as an irrelevant, immaterial consideration and which had the potential to serve as a grounds of appeal for any decision. He outlined that the professional integrity of officers was not to be called into question and was beyond reproach. In addition, the suggestion that the use of a PPA was evidence of officer predetermination of the application was considered to be ridiculous, with the NPPF encouraging their use as an administrative arrangement to make the planning process more effective. Objectors were advised that it was always open to them to challenge alleged procedural impropriety in the High Court.

Representatives for the applicant addressed the Committee and raised the following points:

- The previous issue identified with the daylight and sunlight survey had now been fully resolved and demonstrated compliance with BRE standards and that there would be no material impact on the levels of daylight and sunlight to 2 Causton Road.
- Regarding employment floorspace, the current studios were in a poor state of repair and were damp with no heating. The applicant had experience of owning and managing successful employment hubs for small businesses and the new units would encourage a range of new businesses. Rents would be capped at a similar level to the current. Overall, there would be an uplift in the quality and quantum of employment floorspace provided onsite and an increase in the number of jobs accommodated.
- The delivery and servicing plan for the grocery store had been drafted in advance of any granting of permission in order to provide reassurance to neighbouring properties that deliveries would be managed from Archway Road to minimise disturbance.
- Other planning benefits included refurbishment of the historical façade, high quality design, the provision of new homes as well as an uplift in the quality and quantum of affordable employment space to replace the current units which were unfit for purpose and significant financial contributions.
- Officers were recommending the approval of the scheme.

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

- Clarification was sought on employment figures relating to the scheme including the net number of current jobs projected to be lost and the net businesses housed. The applicant advised of a net increase in B1 floorspace set against a net loss of retail and leisure floorspace from the removal of current basement storages and provision of a small amount of D1 and leisure floorspace. The basement space would be flexible use. There were currently 15 people employed onsite, with calculations showing that the scheme would be able to support a net increase of between 47 and 68 jobs. One of the objectors stated that the figures provided were misleading in that calculations of the number of jobs the current building was able to support depended on the use class assigned, between B1 offices and B1 workshops. The Chair sought clarification from officers on this point and who advised that the applicant had based their figures on actual jobs accommodated onsite as opposed to a theoretical methodology. Officers had sought to achieve a balance between the level of affordable housing and different landuses to bring the scheme forward.
- The potential was questioned of reducing delivery times to the grocery store to further protect the amenity of neighbours. The transport officer advised that the hours were the best that could be achieved for a heavily trafficked road outside of the bus lane hours receiving a small number of deliveries offloading into a loading bay.
- Clarification was sought on whether the shop front informative could be strengthened by conversion to a condition. Officers advised this was covered under condition 4, with the informative only outlining that the styling should be in keeping with the character of the building.
- In response to a question, it was confirmed that an affordable housing review mechanism was included within the original s106 legal agreement to capture any

uplift in sales values although had been omitted in error from the heads of terms within the officer report.

- Assurances were sought that the lack of natural light and ventilation to the basement units was acceptable. It was advised that a study had been undertaken which showed the design to be acceptable with daylight received through high level windows to the rear in conjunction with the double height space plus the provision of air conditioning units.
- Clarification was sought on whether the residential units met requirements for amenity space. Officers confirmed that the units would meet GLA standards in terms of amenity space, including the availability of communal space.
- In response to a request, officers agreed to add a condition restricting the installation of satellite dishes.
- The applicant was asked whether consideration had been given to the provision of winter gardens instead of internal balconies. It was responded that this was a design feature agreed in conjunction with the design officer.
- Assurances were sought over claims that 11 of the windows to the residential units would not adhere to daylight and sunlight standards. It was advised in response that generally this was a consequence of the constraints of retaining the existing façade and that the failings were small.
- Concerns were raised over the small affordable housing contribution. In response, it was advised that the viability of the scheme had been independently assessed by the Council and which had identified the scheme would support a maximum contribution of £50k. The applicant however as a goodwill gesture has offered a higher amount of £255k based on the original assessment which incorporated the use of the basement as a gym. Officers added that the position reflected a balanced position between achieving a higher level of employment floorspace and the associated removal of the gym. The applicant had agreed to take a reduction in profit to honour the original affordable housing contribution due.
- Clarification was sought on the location of the cycle stores. It was confirmed they would be housed on the ground floor to the back of the residential core.
- Clarification was requested on the separation between the first floor terraces overlooking Archway Road. It was explained they would be divided at low balustrade level to avoid being visible from the street.
- It was questioned whether a tenant had been obtained for the supermarket space. The applicant confirmed they were in advanced discussions with the Co-op, although a contract had yet to be signed.

The Chair moved the recommendation of the report including an additional condition regarding satellite dishes and it was

RESOLVED

- That planning application HGY/2015/2517 be approved subject to conditions and subject to a s106 legal agreement.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

- 499-0000-GA Rev 1 (Existing Site Location Plan)
- 499-0001-GA Rev 1 (Existing Site Plan)
- 499-0010-GA Rev 1 (Existing Ground Floor Plan)
- 499-0011-GA Rev 1 (Existing First Floor Plan)
- 499-0012-GA Rev 1 (Existing Second Floor Plan)
- 499-0013-GA Rev 1 (Existing Third Floor Plan)
- 499-0020-GA Rev 1 (Existing Basement Floor Plan)
- 499-0030-GA Rev 1 (Existing Section AA)
- 499-0031-GA Rev 1 (Existing Section BB)
- 499-0040-GA Rev 1 (Existing North East Elevation)
- 499-0041-GA Rev 1 (Existing North West Elevation)
- 499-0042-GA Rev 1 (Existing South East Elevation)
- 499-0043-GA Rev 1 (Existing South West Elevation)
- 499-0100-GA Rev 1 (Proposed Site Location Plan)
- 499-0110-GA Rev 1 (Demolition Ground Floor Plan)
- 499-0111-GA Rev 1 (Demolition First Floor Plan)
- 499-0112-GA Rev 1 (Demolition Second Floor Plan)
- 499-0113-GA Rev 1 (Demolition Third Floor Plan)
- 499-0120-GA Rev 1 (Demolition Basement Floor Plan)
- 499-0130-GA Rev 1 (Demolition Section AA)
- 499-0131-GA Rev 1 (Demolition Section BB)
- 499-0140-GA Rev 1 (Demolition North East Elevation)
- 499-0141-GA Rev 1 (Demolition North West Elevation)
- 499-0142-GA Rev 1 (Demolition South East Elevation)
- 499-0143-GA Rev 1 (Demolition South West Elevation)
- 499-0200-GA Rev 14 (Proposed Ground Floor Plan)
- 499-0201-GA Rev 7 (Proposed First Floor Plan)
- 499-0202-GA Rev 7 (Proposed Second Floor Plan)
- 499-0203-GA Rev 7 (Proposed Third Floor Plan)
- 499-0204-GA Rev 2 (Proposed Roof Plan)
- 499-0210-GA Rev 12 (Proposed Basement Plan)
- 499-0220-GA (Proposed Cycling Provision)
- 499-0300-GA Rev 3 (Proposed Section AA)
- 499-0301-GA Rev 2 (Proposed Section BB)
- 499-0302-GA Rev 3 (Proposed Section CC)
- 499-0303-GA Rev 3 (Proposed Section DD)
- 499-0304-GA Rev 3 (Proposed Section EE)
- 499-0400-GA Rev 3 (Proposed North East Elevation)
- 499-0401-GA Rev 3 (Proposed North West Elevation)
- 499-0402-GA Rev 3 (Proposed South West Elevation)
- 499-0403-GA Rev 3 (Proposed South East Elevation)
- Addendum Daylight/Sunlight Report ref. A2500, dated 18th January 2016
- Arboricultural Impact Assessment Report ref. PSP/191ACR/AIA/01a

- Basement Light & Ventilation Study & Overlooking Study dated November 2015
- Daylight and Sunlight Assessment ref. A2500/DS/001, dated 7th December 2015
- Design and Access Statement dated August 2015
- Draft Delivery and Servicing Plan dated December 2015
- Energy Statement & BREEAM Pre-assessment dated 4th June 2015
- Framework Travel Plan ref. MTP Ref: 15/025
- Heritage Statement dated August 2015
- Noise Assessment ref. A2500/N/002
- Planning Statement dated August 2015
 - Transport Statement ref. MTP Ref: 15/025

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

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

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

4. No development of the shopfront hereby approved shall commence until details of the new shop front, signage and illumination have been submitted to, and approved in writing by, the Local Planning Authority.

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

5. No development (with the exception of demolition) hereby approved shall commence until full details of both hard and soft landscape works, have been submitted to, and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of boundary fencing / railings; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

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).

Such an approved scheme of planting, seeding or turfing 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 five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be 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

6. The A1 use forming part of the development hereby permitted shall not be operated before 07:00 hours or after 23:00 hours Monday to 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.
7. The B1 use forming part of the development hereby permitted shall not be operated before 07:00 hours or after 21:00 hours Monday to 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.
8. Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water must 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 20 mg/kWh.
Reason: To ensure that the development achieves a high level of sustainability
9. No development hereby approved shall commence until details of the community heat boilers have been submitted to, and approved in writing by the Local Planning Authority. Evidence shall demonstrate the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band A.
Reason: To ensure that the development achieves a high level of sustainability
10. No development hereby approved shall commence until details of a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, have been submitted to, and approved in writing by the Local Planning Authority. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.
Reason: To ensure that the development achieves a high level of sustainability
11. No development (with the exception of demolition) hereby approved shall commence until a Contractor Company is registered with the Considerate Constructors' Scheme. Proof of registration must be submitted to the Local Planning Authority.
Reason: To safeguard local amenity.
12. No development hereby approved shall commence until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet

Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

Reason: To protect local air quality.

13. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality.

14. No development hereby approved in relation to the below elements shall commence until operational details of the heat network (pressures and temperatures) have been submitted to, and approved in writing by, the Local Planning Authority. The location of the energy centre shall ensure that there is space for future heat exchangers should the network not be delivered at this time. An identified route from the energy centre to the public highway shall be reserved for connectivity to the area wide network at a later date.

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

15. No building shall be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating 'Very Good' has been achieved for this development. Proof of final Certificate must be submitted to the Local Planning Authority.

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

16. No development hereby approved in relation to the below elements shall commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

17. No development (with the exception of demolition) hereby permitted shall commence until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:

- provide details on all structures
- accommodate the location of the existing London Underground structures and tunnels
- Accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure,

18. a) No development hereby approved other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved in writing by the Local Planning Authority and a report on that evaluation has been submitted to the Local Planning Authority.
- b) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.
- c) No development or demolition shall take place other that in accordance with the Written Scheme of Investigation approved under Part (b).
- d) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (b), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

19. No development hereby approved shall commence until a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) have been submitted to, and approved in writing by, the Local Planning Authority. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Archway Road and the surrounding residential roads 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 and Highways network.

20. Prior to the first occupation of the development, a Delivery and Servicing Plan (DSP) shall be submitted to, and approved in writing by, the Local Planning Authority. The DSP must be in place prior to operation of the development and to be modified in line with negotiated targets from time to time.

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

21. No development hereby approved shall be occupied until the owner has entered into agreement with the Highway Authority (LB Haringey Council with respect to Causton Road and Transport for London with respect to Archway Road) under Section 278 of the Highways Act to pay for any necessary highway works, which includes if required, but not limited to, footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, access and visibility safety requirements. Unavoidable works required to be undertaken by Statutory Services will not be included in LBH Haringey Estimate or Payment.

Reason: In the interest of highway safety and to protect the visual amenity of the locality.

22. Prior to the first occupation of the development the internal lockable space shall be made available within the building for the secure residential parking of 44 bicycles, as shown on the approved plans.

Reason: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

23. No development hereby approved shall be occupied until commercial cycle parking details has been submitted to, and approved in writing by the Local Planning Authority. Details of the parking shall be consistent with the recommendations of the London Plan, and to be made available for staff of the commercial uses. The commercial units hereby approved shall not be occupied until the cycle parking has been implemented and shall be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

24. Prior to the first occupation of the residential units hereby approved, the car parking accommodation as shown on the approved plans shall be provided, and shall be retained in perpetuity for the accommodation of vehicles associated with the occupation of these residential units.

Reason: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway

25. Prior to the first occupation of the non-residential units forming part of the development hereby approved, details of the proposed air conditioning units and enclosure, including technical specification, shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To protect local air quality.

Informatives:

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

INFORMATIVE: The applicant is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the Mayor's CIL charge will be £25,585 (731 x £35) and the Haringey CIL charge will be £193,715 (731 x £265). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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

INFORMATIVE: New shop front and signage should reflect the architectural detailing and character of the building and this should be applicable for future occupiers as well as owners of the units.

Signage should be customised including the adaptation of the corporate branding and lettering to be sensitive to the building and its context.

INFORMATIVE: Planning permission has been granted without prejudice to the need to get advertisement consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

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

INFORMATIVE: Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

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.

Thames Water require a site drainage strategy that specifies current and proposed foul and surface water peak discharge rates and points of connection into the public sewer system. Thames Water expect a reduction in surface water peak flow rates in accordance with the London Plan from current discharge levels. Thames Water note that this site has reported a single surface water flooding incident in 1995 and would therefore expect the drainage strategy to include features that will reduce the risk of site flooding.

INFORMATIVE: The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting

INFORMATIVE: Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' will be prepared followed by an appropriate level of further analysis, publication and archiving.

INFORMATIVE: Adequate storage and collection arrangements for domestic waste and recycling should be in place to service proposed multiple dwellings and proposed business units.

Location of the proposed bin chambers should be easily accessed by waste collection crew and be within a suitable distance in accordance with Council advised above.

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 wind blown 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: The Authority strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is the Authority's policy to regularly advise their elected Members about how many cases there have been where they have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to their Members are public documents which are available on their website.

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.

23. HARRIS ACADEMY AND PART OF ASHLEY ROAD DEPOT ASHLEY ROAD N17 9LN

[Cllr Carroll stood down from the Committee for the determination of this application].

The Committee considered a report on the application to grant planning permission for the demolition of existing buildings on the Ashley Road Depot site in association with the change of use from sui generis to Class D1 (school) and construction of sports hall, sports pitches and floodlights. Construction of infill extensions at first and second floor levels of existing building and of a three storey extension and other minor works. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out proposed amendments to conditions 22-24.

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

- Assurances were sought over the comments of the Carbon Management Team regarding overheating of the building due to low rates of air permeability. Officers confirmed that under condition 18, Council approval would be required of an overheating report and the subsequent installation of any related mitigating measures prior to occupation.
- Concern was expressed that the comments of the Design Review Panel appeared not to have been addressed. It was responded that their main criticism related to an area of land outside the ownership of the applicant. Changes had been made however in response to their feedback to the design and layout as well as improvements to play areas and footpaths.
- Concerns were raised that the pricing for community use of the facilities outside of school hours would be set at an unaffordable level. The applicant advised that a management panel would be established to agree pricing on an annual basis as well as adherence to other obligations, and which would include representation from the Council and a third party.
- Clarification was sought on the School's commitment to reinvest profits into maintaining and improving the sports facilities. The legal officer advised that this element solely related to reinvestment of the profits from the sports facilities back into the facilities and not the reinvestment of profits from the wider school operation.
- Feedback was sought on the negative comments made by Sport England regarding the proposal. The applicant outlined that the scheme constituted a £5m investment in sport including facilities for community access.

- Concern was raised that the s106 legal agreement did not include a contribution to the Parks Service for the use of the park. The applicant advised that this had yet to be agreed but would likely only be used for summer sports for which it was recognised a charge would be levied.
- Concern was raised over the likely unsightly discolouration over time of the proposed render element of the building design. The applicant advised that the render detail aimed to create cohesion with the existing building and that a high quality render would be used which would be approved by the Council under condition. It was also identified that there would be a cost implication of moving to a brick finish.
- The applicant's intentions for the alleyway leading from the depot were questioned. It was advised that the lane would remain in place with new fencing and gated access.
- In response to a question regarding the new public pathway, it was advised that the Council would approve the design to be constructed by the applicant and would be responsible for maintenance of the lighting.

Cllr Bevan put forward a motion to impose an additional condition proposing an alternative material be used in place of the rendered element of the scheme. The motion fell as it was not seconded. Officers advised however that a condition could be imposed requiring approval of the details of the junction between the render and roof to manage water runoff to reduce potential discolouration.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/3096 be approved subject to conditions and a s106 agreement.
- 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:
0103 rev P01, 0104 rev P01, AE(05)A01 Rev E, AE(9-)A01 Rev C, AG(0)A02 Rev I, AG(0-)A03 Rev I, AG(0-)A04 Rev I, AG(0-)A05 Rev J, AG(0-)A06 Rev D, AG(05)A02 Rev F, AG(05)A03 Rev D, AG(9-)A10 Rev G, AG(9-)A51 Rev D, AG(9-)A52 Rev D, AG(9-)A53 Rev D, AG(9-)A54 Rev D, AG(9-)A56 Rev D and AG(9-)A57 Rev D
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) A Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local authority prior to construction work commencing on site. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Ashley Road, and the surrounding residential roads 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.

5) Before development commences other than for investigative work:

a) A site investigation shall be designed for the site using information obtained from the herby approved 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.

b) 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.

6) 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.

7) Prior to installation, details of the Ultra Low NOx boilers 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 20 mg/kWh.

Reason: To protect local air quality.

- 8) Prior to installation details of the chimney heights (including calculations), diameters and locations will be required to be submitted for approval by the LPA.
Reason: To protect local air quality and ensure effective dispersal of emissions.
- 9) No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.
Reason: To Comply with Policy 7.14 of the London Plan
- 10) Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.
Reason: To Comply with Policy 7.14 of the London Plan
- 11) No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.
Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.
- 12) An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.
Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.
- 13) No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.
- 14) Evidence that each new build element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage

certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level 'Very good' shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the development.

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.

- 15) Prior to the occupation of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Planning Authority. The FRMP shall include details of how the design will incorporate elements of resilience to prevent water ingress, protection of key building services (electricity and heating), safe evacuation methods, assembly point, arrangements to relocate guests without recourse to local authority support and an agreed monitoring programme. Thereafter the FRMP shall be implemented.

Reason: To ensure that adequate evacuation arrangements are in place at times of flood in the interests of public safety and to comply with Paragraph 103 of the NPPF and Local Plan SP5.

- 16) The development hereby permitted shall be built in accordance with the recommendations set out in section 7 of the Preliminary Ecological Appraisal and the proposed biological enhancements installed prior to the occupation of the proposed buildings and retained thereafter in perpetuity.

Reason: To ensure that the development will make a positive contribution to the protection, enhancement, creation and management of biodiversity and protect and enhance the adjoining Site of Importance for Nature Conservation (SINCs) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.

- 17) The development hereby permitted shall be built in accordance with the approved renewable energy statement and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

- 18) That prior to the commencement of the development hereby approved an overheating report shall be to and approved in writing by the Local Planning Authority. This report shall demonstrate that all occupied rooms within the extension hereby approved will not overheat - as set out in the guidance Design Summer Years for London (TM49: 2014) and in line with London Plan Policy 5.9. This assessment will address over heating through maximising design opportunities before any mechanical cooling is permitted. Any significant design alterations may require further planning permissions.

Reason: To ensure the classrooms do not overheat and require mechanical ventilation which would increase the energy requirements of the development

to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

- 19) 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, details of the measures for the protection of the trees to be retained on site to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction – Recommendations 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 installed prior to the commencement of any development hereby approved and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
Reason: In order to ensure the safety and well being of the tree on the site during construction works that are to remain after building works are completed consistent with London Plan Policy 7.21, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan.
- 20) In the event that any of the existing trees on the embankment to the east of the site require removal then details of the species and location of replacement tree(s) (20-25cm stem girth) shall be agreed with the Local Planning Authority in writing before commencing the work permitted, and shall be planted within 3 months from the date the replacement pathway hereby approved is completed.
Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.
The number of pupils attending the school shall not exceed 1100 until such time as the sports hall and MUGAs have been completed. Reason: To ensure that a high quality education facility is provided and ensure the proposal does not impact on neighbouring sport facilities consistent with Local Plan Policies SP13 and SP15.
- 21) No development shall take place until a detailed surface water drainage scheme for the Site, which is based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus 30% for climate change critical storm will not exceed 50% of the runoff from the existing site following the corresponding rainfall event. The scheme shall include details of its maintenance and management after completion and shall subsequently be implemented in accordance with the approved details before the development on Site is occupied.
Reason: Mechanism for the detailed drainage proposals to be approved as the scheme is developed

- 22) No construction works (excluding demolition) shall commence until further details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted & approved in writing by the Local planning Authority. Details shall include:-
(a) Details of an emergency plan should the pumps fail.
(b) Management and maintenance plan for the lifetime of the development, or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.
Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.
- 23) Completion and Maintenance of Sustainable Drainage – Shown on Approved Plans No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.
- 24) The use of the floodlights on the site shall not be operated after 22:30 hours Monday to Friday, or after 21:00 hours Saturdays and Sundays.
Reason: To ensure that the amenities of adjacent residential properties are not diminished.
- 25) The MUGAs hereby approved shall not operate before 08:00 hours or after 22:30 hours Monday to Friday and not before 09:00 hours or after 21:00 hours Saturdays and 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 : 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 : CIL

Based on the information given on the plans, the Mayoral CIL and the Haringey CIL charge will be £0 (School development is charged at a NIL rate). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice

and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE :

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

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

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

INFORMATIVE: 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: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE: 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: 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: The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement

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.

24. ALEXANDRA COURT 122-124 HIGH ROAD N22 6HE

The Committee considered a report on the application to grant planning permission for the change of use of the second, third and fourth floors from B1 office to C1 hotel and roof top extension to create an additional floor. Works also include external refurbishment of existing and small extension into the car park on the second floor. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The Committee had approved a previous application for the hotel on 5 October, with the current application reflecting the incorporation of an additional floor to increase the number of bedrooms from 35 to 78. The attention of the Committee was drawn to a tabled addendum setting out an amendment to condition 8 and regarding the energy statement and carbon offsetting obligations.

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

- Clarification was sought on the siting of the proposed extension. Officers advised that it would be located above the existing office space and above the top level of the car park.
- In response to a question, the applicant advised that 12 parking spaces would be allocated to the second floor of the carpark for hotel guests.
- The Committee sought assurance that consultation letters on the application had been sent to all residents of the Sky City housing estate. Officers confirmed that notification letters had been sent to the residential blocks on both sides of the High Road.
- It was questioned why a revised application had been submitted so soon following approval of the original scheme. The applicant confirmed that the approved scheme was considered inefficient for a hotel operation due to the small number of bedrooms. It had taken time for a structural engineer to complete the necessary assessment of the loads to the buildings to support the additional roof top extension.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/3255 be approved subject to conditions and subject to a s106 legal agreement.

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:

150164(D)001, 002, 003, 004, 005, 006, 007A, 008, 009, 010, 011A, 012, 0123, 014C, 015, 016A, 017, 018A, 19D

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 applicant/developer is 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 (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Willoughby Road, Frobisher Road and the surrounding road network 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 and highways network.

5. The development hereby permitted shall not be commenced until detailed design, method statements and load calculations (in consultation with London Underground), have been submitted to and approved in writing by the local planning authority which provide details on all structures to accommodate the location of the existing London Underground structures and tunnels accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels. The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

6. Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water are to 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 20 mg/kWh.

Reason: To protect local air quality.

7. Prior to commencement of the development, details of the CHP must be submitted to evidence that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band B.

Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.

8. The development hereby approved shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) 'very good' has been achieved for this development,

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.

9. The development hereby permitted shall be built in accordance with the energy and sustainability statements and the energy provision shall be thereafter retained in perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

10. Prior to commencement of the development, save for stripping out the existing office, full details of the single plant room/energy centre, CHP and Boiler specifications, thermal store and communal network future proofing measures, including details of the safeguarded connection between the plant room and property boundary, should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the completed development is future proofed to enable connection to an area wide decentralised energy network to comply with Policies 5.5 and 5.6 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

11. The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

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.

12. No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall

be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

Reason: To Comply with Policy 7.14 of the London Plan

13. Prior to the commencement of any works the site or Contractor Company is to be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.

Reason: To Comply with Policy 7.14 of the London Plan

Informatives:

INFORMATIVE 1: THE NPPF

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: COMMUNITY INFRASTRUCTURE LEVY

Based on the information given on the plans, the Mayoral CIL charge will be £78,400 (2,240m² x £35) and the Haringey CIL charge will be £0 (Hotels are charged at a NIL Rate). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE 3: 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 4: Party Wall Act:

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

INFORMATIVE 5: THAMES WATER- DRAINAGE

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.

INFORMATIVE 6: WATER PRESSURE

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 7: WASTE MANAGEMENT

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. The business must ensure that all area around the site are managed correctly by the managing agent to keep areas clean of litter and detritus at all times. The waste collection point will need to be at rear of the property from the service yard and will need to be accessible for refuse collection vehicles to enter and exit safely.

INFORMATIVE 8: 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.

25. DATE OF NEXT MEETING

16 February.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

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MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 7TH MARCH, 2016, 7PM

PRESENT:

Councillors: Peray Ahmet (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Natan Doron, Toni Mallett, James Patterson, James Ryan and Elin Weston

8. FILMING AT MEETINGS

RESOLVED

- That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.

9. DECLARATIONS OF INTEREST

Cllr Patterson identified in relation to item 10, Alexandra Palace and Park, that he was a member of the Alexandra Palace Statutory Advisory Committee and as such had received a presentation on the Go Ape proposal. The Chair advised that this item had been deferred to the next Committee meeting on 14 March due to an error in the sending out of notification letters.

Cllrs Beacham and Bevan identified in relation to item 7, St Lukes Woodside Hospital, that they had attended a recent public open day held by the applicant.

10. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 11 and 28 January be approved.

11. ST LUKES WOODSIDE HOSPITAL WOODSIDE AVENUE N10 3JA

The Committee considered a report on the application to grant planning permission for a s73 application for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and an application for a Deed of Variation to the s106 Legal Agreement. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to variation of the terms of the original s106 Legal Agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to an addendum report, circulated in advance of the meeting, which set out an additional representation from the applicant, Hanover Housing Association, outlining the reasons for the variation sought to the consented scheme. It was further updated that a stage 1 response had been

received from the Greater London Authority since the publication of the agenda confirming that they had no objection to the variation application on the grounds it raised no strategic issues.

Officers reminded the Committee of the grounds for refusal of a previous s73 application determined by the Committee in December 2015, particularly concerns over proposed changes to the peppercotting of affordable housing units across the site. In light of this, it was advised that proposals relating to the relocation of affordable housing units had been omitted from the current s73 application.

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

- Further details were sought on the cohousing concept for part of the scheme. The applicant explained the primary objective was to support the establishment of a mutual support community and to this end, the first option to purchase the cohousing units would be given to an established community group, Cohousing Woodside, at 10% discount off market value.
- Clarification was sought as to whether the proposal to reclassify 4 of the cohousing units from over 55s dwellings to family units was to enhance their sales values. The applicant responded that the removal of the age restriction would not enhance the sales value of the units and in fact due to the change, an increased education contribution was now due from the applicant under the s106 agreement. The four units in question were three storey and as such were considered more suited to family housing.
- The Committee sought assurances on the impact of the proposal to relax restrictions imposed under the consented scheme on the occupation of market sale units until completion of all the affordable housing units and whether this was policy compliant. The applicant explained that this change was sought to allow occupation as construction stages of the scheme were completed to avoid blighting of the site, particularly as the affordable housing units were to be peppercotted across the scheme. The applicant's commitment to delivering the affordable housing units was reiterated. Officers advised that the Council did not have a firm policy position covering the imposition of restrictions on occupation, particularly in recognition that the viability and cashflow of schemes had become more prominent issues in recent times. Officers considered the approach taken in this instance to relax the restrictions to be pragmatic, particularly to avoid the potential for restrictions on the occupation of the market sale units to have a negative impact on community development.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/0242 be approved subject to conditions and subject to the variation of the terms of the original s106 Legal Agreement.
1. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
 - PL002 Rev D Proposed Site Location Plan
 - 13006/NL/E/01A-02 Norton Lees Elevational Survey
 - 13006/NL/E/02A-02 Norton Lees Elevational Survey
 - 13006/RO/E/01A-02 Roseneath Elevational Survey
 - 13006/RO/E/02A-02 Roseneath Elevational Survey

- 14849/F/01-03 Floor Plans Admin Block
- 14849/F/02-03 Floor Plans Admin Block
- 14849/R/01-01 Floor Plans Admin Block
- 14849/NL/02-05 Floor Plans Norton Lees Block
- 14849/NL/03-05 Floor Plans Norton Lees Block
- 14849/NL/04-05 Floor Plans Norton Lees Block
- 14849/NL/05-05 Floor Plans Norton Lees Block
- 14849/FP/01-04 Floor Plans Roseneath Block
- 14849/FP/02-04 Floor Plans Roseneath Block
- 14849/FP/03-04 Floor Plans Roseneath Block
- 14849/FP/04-04 Floor Plans Roseneath Block
- 463-PL_RN_099 Rev A Roseneath Basement Plan
- 463-PL_RN_100 Rev B Roseneath Ground Floor Plan
- 463-PL_RN_101 Rev B Roseneath First Floor Plan
- 463-PL_RN_102 Rev A Roseneath Second Floor Plan
- 463-PL_RN_103 Roseneath Roof Plan
- 463-PL_RN_300 Roseneath South Elevation
- 463-PL_RN_301 Roseneath North Elevation
- 463-PL_RN_302 Rev A Roseneath East Elevation
- 463-PL_RN_303 Roseneath West Elevation
- 463-PL_NL_099 Rev A Norton Lees Basement Plan
- 463-PL_NL_100 Rev A Norton Lees Lower Ground Floor Plan
- 463-PL_NL_100_m Rev B Norton Lees Ground/Mezzanine Plan
- 463-PL_NL_101 Rev A Norton Lees First Floor Plan
- 463-PL_NL_102 Rev A Norton Lees Second Floor Plan
- 463-PL_NL_103 Norton Lees Roof Plan
- 463-PL_NL_300 Norton Lees South Elevation
- 463-PL_NL_301 Norton Lees North Elevation
- 463-PL_NL_302 Norton Lees East Elevation
- 463-PL_NL_303 Norton Lees West Elevation
- 463-PL_NL_400 Norton Lees External Works Plan
- 463-PL_NL_401 Norton Lees External Works Sections
- WH2-7_100 Rev D Housing Types WH2-7 Plans
- Proposed Accommodation Schedule Rev T, dated 17 November 2015
- Proposed Tenure Location Plan ref. Tenure 2, dated 22 May 2015

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

2. No development shall take place until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved in writing by the Local Planning Authority. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be provided to the Local Planning Authority prior to any works being carried out on the site. The development shall then be carried out in accordance with the details approved by the Local Planning Authority.

Reason: To ensure that the construction does not prejudice the ability of neighbouring occupiers' reasonable enjoyment of their properties.

3. No excavation shall take place until a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and taking into account the remediation recommendations set out in the Desk Study and Ground Investigation Report prepared by Conisbee (November 2012), has been submitted to, and approved in writing by, the Local Planning Authority.

The remediation works shall then be carried out in accordance with the Method Statement approved by the Local Planning Authority.

Upon completion of remediation, 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. Once approved by the Local Planning Authority the planning condition can be discharged.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

4. No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The CMP shall provide for:

- i. The parking of vehicles of site operatives and visitors
- ii. Loading and unloading of plant and materials
- iii. Storage of plant and materials used in construction and development
- iv. Routes for construction traffic (including temporary traffic restrictions)
- v. Measures, controls and sanctions to minimise disruption to vehicular and pedestrian traffic on Woodside Avenue and Muswell Hill Road
- vi. Details to ensure that construction vehicle movements are carefully planned and co-ordinated to avoid the AM and PM peak hours and school drop off and pick up periods
- vii. Hours of operation
- viii. Method of prevention of mud being carried onto the highway (including wheel washing and road sweeping)
- ix. Measures to control the emissions of dust and dirt during construction
- x. The erection and maintenance of security hoarding, including any decorative displays and facilities for public viewing in appropriate locations, and
- xi. A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network and in the interests of the safe operation of the highway.

5. No development shall take place until a delivery and servicing plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority. The DSP shall be implemented in full.

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

6. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such

piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, measures to restrict disturbance, timing and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

7. In relation to Roseneath and Norton Lees all works hereby approved should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.

Reason: In order that the special architectural and historic interests of the locally listed buildings are safeguarded

8. Prior to commencement of the relevant part of the works to Roseneath and Norton Lees, all external materials including bricks, mortar, chimneys, windows, tiles and dormers and any other metal, joinery and masonry work should be submitted to, and approved in writing by the Local Planning Authority. All materials for making good the existing fabric should match the existing building, including the mortar. This should be an appropriate lime based mortar such as 1:2:9 (Cement: lime: aggregate) and match existing mortar in colour and texture.

Reason: In order that the special architectural and historic interests of the locally listed buildings are safeguarded

9. In relation to the Listed Building all existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded

10. In relation to the Listed Building all new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded

11. No development (including demolition) shall take place until a scheme for the re-use of sections of the covered walkway (including the roof) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include detailed plans showing the re-use of at least 10 sections of the covered walkway for a variety of purposes (including covered seating areas, covered refuse recycling areas, covered bicycle storage areas, pergolas) and in various locations within the development, together with details of how the walkways will be dismantled and safely stored during the development and subsequently

reassembled. The scheme shall be implemented prior to occupation of the development and thereafter permanently retained.

Reason: In order to ensure that the historic design and fabric of the walkways is sufficiently recognised and reused within the development and safeguard the historic character of this element of the Listed Building.

12. There shall be no increase in the depth of the basement light wells on the Listed Buildings, nor shall they be extended to form patios/external amenity areas.

Reason: In order to protect the architectural integrity of this Listed Building.

13.a) No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has first been submitted to and approved by the Local Planning Authority.

b) No development (including demolition) shall take place other than in accordance with the Written Scheme of Investigation approved under Part (a).

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

Reason: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in the NPPF.

14. No demolition shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. No development shall take place other than in accordance with the Written Scheme of Investigation.

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with the NPPF, and publication of results, in accordance with Section 12 of the NPPF.

15. No development shall take place until samples of all materials to be used for all external finishes of buildings (including bricks, tiles, renders, pointing, fenestration, balconies, hardwood slatted screens, rainwater goods) areas of hard landscaping and boundary walls/fences have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details before the buildings are occupied.

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

16. The hardwood slatted screens shown on block WB1 facing Simmons House and also on block WB3 facing TreeHouse school shall be constructed prior to occupation of the development and thereafter permanently retained.

Reason: In order to protect the amenities of adjoining occupiers.

17. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality.

18. Prior to installation details of the 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: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution.

19. Prior to commencement of the development, evidence must be submitted to show that the combustion plant to be installed meets an emissions standard of 40mg/kWh. Where any installations e.g. Combined Heat and Power combustion plant does not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation emissions certificates will need to be provided.

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

20. No development shall take place until details of the photovoltaic panels (including their position, layout, appearance, angle, performance and appropriate screening) proposed for the roofs of various blocks in the Energy Strategy (EB1, EB2, EB4 and EB5) have been submitted to and approved in writing by the local planning authority. The panels should cover 100 sq.m. and meet the carbon reduction saving as set out in the approved energy statement. The photovoltaic panels as approved shall be installed as approved and thereafter permanently retained.

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

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

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

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

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

23. The dwellings shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been submitted to the

Local Planning Authority certifying that Code Level 4 has been achieved and the Local Planning Authority has approved this in writing.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions

24. Prior to the occupation of the first residential unit, a scheme for the provision of artificial nest/roosting boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include some boxes that are to be incorporated into the design of the buildings and others that shall be attached to suitable trees within the site. The approved scheme shall be implemented in accordance with the approved plans and thereafter retained.

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

25. Prior to the commencement of superstructure works, full details of the extensive vegetated green roofs shall be submitted to and approved in writing by the Local Planning Authority. The green roofs submission must provide/comprise of the following information:

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

The green roofs must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Evidence that the green roofs have been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.

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

26. No development shall take place until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the Local Planning Authority. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Detailed site plans shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented in accordance with those approved details.

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

27. Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed St Luke's Hospital Flood Risk Assessment and Sustainable Drainage Strategy (by Conisbee, Ref 120416/TG, Dated 11 November 2013, Rev 1.2) has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a restriction in run-off to 27.2 l/s and surface water storage on site as outlined in the FRA.

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

28. The development shall not commence until details of any external lighting proposed have been submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area.

29. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

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 the development.

Such an approved scheme of planting, seeding or turfing 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 five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting

season with a similar size and species. The landscaping scheme, once implemented, is to be 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.

30. No development shall take place (including demolition) until details of protective fencing for all trees to be retained has been submitted to and approved in writing by the Local Planning Authority. The protective fencing / ground protection must be installed prior to commencement of development and retained until completion. It must be designed and installed as recommended in BS 5837: 2012 Trees in relation to design, demolition and construction. A pre-commencement site meeting must be organised not less than two weeks before commencement of works on the site involving all relevant parties (including Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees. The approved measures shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced areas there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area.

31. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (including play areas and ecological areas), other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority before occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To ensure communal areas are maintained and managed in the interests of providing a high quality environment.

32. No development shall take place until details of the proposed 'doorstep playable space' and 'local playable space' (including layout, play equipment and other furniture) within the development including details and specification for its future management shall be submitted to and approved by the Local Planning Authority. The approved equipment shall be installed prior to the occupation of the first residential unit and thereafter, shall be maintained for such purpose.

Reason: In the interests of providing a high quality residential environment and to ensure adequate facilities are provided for the benefit of future residents having regard to the Council' adopted amenity space standards.

33. Notwithstanding the provisions of Classes A-E of the Town and Country Planning (General Permitted Development) Order 1995 or any amending Order, no buildings or extensions to buildings shall be erected to the houses, or within their curtilage, hereby approved without the prior approval in writing of the Local Planning Authority.

Reason: in order to safeguard the appearance of the development and to preserve adequate levels of residential amenity.

34. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no satellite dishes shall be affixed to the external elevations of any of the blocks of flats.

Reason: In order to maintain the integrity of the design and the visual appearance of the development within the surrounding area.

35. Details of a strategy for providing a communal satellite telecommunications system, for the benefit of all residents, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with this approved strategy.

Reason: In order to maintain the integrity of the design and the visual appearance of the development within the surrounding area.

36. The parking areas shall be laid out in accordance with the details shown on the approved plans and shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

37. The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces (including disabled scooter parking) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle and disabled scooter parking.

Reason: To ensure the provision of cycle parking and disabled scooter spaces in line with the Council's adopted standards.

38. Prior to the occupation of the first residential unit a minimum of 13 disabled car parking spaces shall be provided on site in accordance with the approved plans, with provision made for up to an additional five disabled car parking spaces to be provided subject to demand by future disabled residents. The disabled car parking spaces shall thereafter be permanently retained.

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

39. The development shall not commence until a Parking Management Plan, including the allocation of each parking space, the provision and use of the car club spaces, and any charging system for car parking, has been submitted to and approved in

writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details, which shall remain in effect thereafter.

Reason: To ensure the most effective use of the approved parking to minimise the impact to on street parking in the area.

40. Details regarding the provision of on site electric vehicle charging points at a ratio of 1 electric vehicle charging point per 5 car parking spaces shall be submitted to and approved in writing by the Local Planning Authority. In addition provision should also be made for a further 20% of the parking spaces to be available for electric parking points. The electric charging points shall be installed prior to the occupation of the units and thereafter retained.

Reason: In the interests of the sustainability of the development

41. The apartments within Buildings WB1 (other than those identified as "general needs" family units in the Schedule of Accommodation Rev O dated 8/11/13), WB2, WB3, (~~WH4, WH5, WH6, WH7~~), WH8, WH9, WH10, WT1, WT2, EB1, EB2, EB3, EB4, EB5, Roseneath, Administration Block and Norton Lees (as shown on drawing PL02-Rev D) shall be occupied only by
- individuals who are over 55 years of age; or
 - persons living as a single household with such a person or persons; or
 - an individual who was living within the development whose partner has since died.

Informatives:

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

INFORMATIVE: The applicant is advised that Condition 2 (Management of dust), Condition 4 (CMP), Condition 15 (Materials), Condition 13, (Archaeological evaluation), Condition 14 (Programme of building), Condition 18 (Boilers), Condition 24 (Ecology – bats) and Condition 30 (Tree protection) of this permission have been previously discharged by the Council.

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

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

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

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

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

Piling - The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

INFORMATIVE: Archaeology - The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

INFORMATIVE: The applicant is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £518,630 (£35 x 14,818sqm). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: With regard to condition 28 (Trees and Landscaping - hard and soft landscape) the applicant is requested to consult with residents of properties in Grand Avenue that back onto the site over the design of the shade tolerant gardens proposed to the new properties to be built on the northern boundary of the site.

12. ALEXANDRA INFANTS AND JUNIOR SCHOOL WESTERN ROAD N22 6UH

The Committee considered a report on the application to grant planning permission for a new stair to the existing caretaker's building to facilitate the change of use from the former caretaker's flat to educational spaces. The report set out details of the

proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report.

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

- Clarification was sought on whether disabled access would be provided to the converted educational space. Officers advised that there was no lift to that part of the building but this was considered acceptable due to the limitations of adapting an existing building and as the new space only constituted a small part of the school, the remainder of which was DDA compliant.
- It was questioned whether consideration had been given to glazing the rear wall of the stairs. It was advised in response that a metal clad solid wall was required to this elevation to ensure compliance with Building Regulations and provide structural support to the staircase.
- Further details were sought on the design of the doorway to the front of the staircase. Officers advised that this would be the original portico brought forward from the existing building to help retain character.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/3467 be approved subject to 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:

APS 01 - APS 03, APS 04 Rev A, APS 05 Rev A, APS 06 Rev A.

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

3. Notwithstanding the information submitted with this application, no above ground development shall take place until a specification and/or manufacturers details for the glass curtain walling and fixtures are submitted to, approved in writing by the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVE:

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

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

13. AQUARIUS ARCHERY CLUB FORTIS GREEN RESERVOIR SOUTHERN ROAD N2 9LN

The Committee considered a report on the application to grant planning permission for the continued use of the existing building as an Archery Clubhouse (D2 use) and changes to the elevations of the existing clubhouse building including re-cladding, the creation of a south facing pavilion, relocation of air conditioning units to the west elevation, installation of an access ramp. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out an additional representation received since the publication of the agenda from Catherine West MP in support of the application.

A number of objectors addressed the Committee and raised the following points:

- The temporary planning permission covering the current structure had expired and as such should be removed and the application to convert to a permanent structure refused.
- An application for a permanent clubhouse had been refused by Planning Committee in 2013, an application not substantially different to the current.
- The height restriction imposed on the current clubhouse had been exceeded but no enforcement taken on the grounds that it was a temporary structure.
- The applicant had not engaged sufficiently with local people in bringing forward plans for a permanent building.
- The new clubhouse would be 40% larger than the previous structures onsite and was disproportionate to the Club's needs.
- Planning officers at one of the consultation events had commented that the plans for a permanent structure required further development.
- The clubhouse was unsuitable for the site in terms of height, design and siting. The square and bulky design would not make a positive contribution to the Significant Local Open Land (SLOL) and would block views across the field.
- A precedent would be set for the development of SLOL.
- Concerns were expressed that the extension of the clubhouse opening hours to 11pm would result in noise disturbance to neighbouring properties particularly as the function of the building would be extended beyond storage to include office space.
- The siting of the building blocked access to the car park meaning cars were parked at the end of neighbour's gardens.
- If the Committee were minded to accept the application, it was requested that additional conditions be added; for the planning permission to be temporary for two years to allow further consultation on designs for a permanent structure; use of the building to be limited to Class D1; opening hours to remain as current; for use to

be limited to the Aquarius Archery Club and permanent removal of the two storage portacabins secured.

Representatives for the applicant addressed the Committee and raised the following points:

- Concerns raised by the neighbours had been addressed under the current plans following the hosting of three consultation events.
- The plans were supported by Catherine West MP.
- There were restrictions on the siting of the clubhouse due to presence of the Thames Water reservoir.
- The applicant had met with planning officers at pre-application stage to discuss plans for extensive cladding of the temporary building and which had been supported as a way forward.
- The plans were compliant with Council policy including the impact on SLOL.
- The design proposed would improve the current temporary building, creating a building of high quality and improved architectural merit.
- Assurances were provided that the building was intended only for use as a clubhouse, not external hire, and that there was no planned increase in use from the current.
- The separation distances to the closest neighbouring properties exceeded 40m due to their large gardens and the differences in ground levels further minimised any impact.
- No objections had been raised by the Council's Transport Team.

The Committee's legal advisor provided advice on the additional conditions put forward by the objectors. He outlined that Government guidance relating to the imposition of temporary planning conditions was clear in setting out that the granting of a second temporary permission where one had previously been granted would only be justified under rare circumstances, a category within which the application did not fall. He outlined therefore that the options available to the Committee were to grant the application as recommended within the report or to refuse subject to reasonable planning grounds. It was emphasised there was no presumption that a permanent granting of permission would follow a temporary planning permission. Additionally, the imposition of a condition requiring the demolition after a stated period of time of a building intended to be permanent would likely not meet the tests required to be met for the imposition of a planning condition.

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

- Clarification was sought on the views alleged to have been made by officers at a consultation event regarding the quality of the plans. Officers reiterated their position that the current design solution to adapt the temporary structure was considered acceptable in recognition of the constraints of the site.
- Clarification was sought on proposed changes to the clubhouse's hours of operation. In response, it was explained that the Club wished to revert to the hours of the original historic clubhouse, with 11pm close as opposed to 10pm under the temporary permission. Any use outside of these hours could be dealt with as a planning enforcement issue. The Committee queried whether any complaints regarding noise from the clubhouse had been raised. Officers and the objectors stated that they were unaware of any complaints made. The legal officer identified

that any statutory nuisance arising from the clubhouse would be actionable irrespective of the hours of operation and reminded the Committee of the need to only determine the application placed before them.

- In response to a question from the Committee, the objectors confirmed their key points of objection to the application; the blocky design restricting sightlines across the field; a flat roof design which was out of keeping in the area and which acted like a mirror due to pooled water; the measurements given for the building were disputed depending whether or not the veranda was included and concerns that the space would be rented out for community use causing disturbance to local residents.
- Members queried the position regarding the two storage portacabins and whether any action could be taken. Officers confirmed that they required planning permission but that none was in place. Action would not be within the scope of the application but officers agreed to look at the enforcement issue outside of the meeting although it was cautioned that potentially they would be immune from enforcement action due to the time they had been in position. It was noted that the applicant had made a good will gesture to remove one of the sheds.
- The drainage arrangements for the flat roof were queried following the comments around glare from pooled water raised by the objectors. The applicant advised that the new roof would be covered in timber boards to reduce pooling. In response to concern raised about the visual deterioration of the proposed wooden cladding over time, the applicant advised that the cladding would likely be high quality western red cedar, with material samples to be subject to approval by the Council.
- In response to a question, the applicant confirmed the clubhouse would be DDA compliant.

In response to the comments made by the objectors that the Committee had refused a previous application for the scheme, officers corrected that the temporary planning permission had been consented under officer delegation. The legal officer advised that the details of historic permissions were not relevant to the determination of the current application.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/0109 be approved subject to conditions
 1. Notwithstanding any indication of materials given in the application within 2 months of the date of this permission and prior to commencement of the works samples of all materials to be used in the proposed development shall be submitted to, and approved in writing by the Local Planning Authority. Within 6 months of the approval of details the development shall be carried out in accordance with the approved details with all associated external works carried out and completed.
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.
 2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: PP01, PP02, PP03 & PP04.
Reason: In order to avoid doubt and in the interests of good planning.

3. The clubhouse hereby permitted shall not be operated before 08.00 or after 23.00 hours Monday to Saturday or before 09.00 or after 23.00 hours on Sunday and Public 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.

4. Noise emitted by air conditioning units shall 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. The plant equipment shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are 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

Informatives:

INFORMATIVE: 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.

14. ALEXANDRA PALACE & PARK ALEXANDRA PALACE WAY N22 7AY - DEFERRED

This item was deferred to the next Committee on 14 March.

15. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered a report setting out decisions on planning applications taken under delegated powers for the period from 21 December 2015 and 19 February 2016.

Officers agreed to provide an update to Cllr Mallett on the Marston Cabinets site on Downhills Park Road.

RESOLVED

- That the report be noted.

16. UPDATE ON MAJOR PROPOSALS

The Committee considered an update on major planning proposals in the pipeline.

The following comments were made on applications:

Tottenham Hotspurs Stadium: a progress update was sought on the setting up of the resident liaison group. Officers also advised that the s106 agreement had just been executed and that all that remained was the question of whether the application would now be called-in by the Secretary of State for his consideration. The

establishment of the resident liaison group would now progress, with a draft constitution currently with officers for approval.

Apex House: clarification was sought on when this application would come before Committee for determination. Officers advised that hopefully it would come to 16 March meeting [post meeting note – this has now been deferred, date to be confirmed].

163 Tottenham Lane: concerns were raised that the new block constructed to the rear of the site would create a daylight/sunlight issue to this scheme due to come forward. Officers acknowledged that this issue would need to be addressed in the application coming forward.

Former Brantwood Autos, Brantwood Road: concerns were expressed over proposals for a waste transfer station. Officers advised that discussions were ongoing with the applicant as elements of the plans were not acceptable at the current point. It had been advised at pre-application stage that a sealed building construction would be key to the acceptability of the transfer station element.

Meridian Water: officers updated that a planning application had recently been submitted to LB Enfield and their planning service would consult with Haringey ward councillors and residents in the vicinity of the site as part of the determination process.

Cross Lane N8 and Cross House: in response to a question regarding the link between these two applications, officers confirmed that they covered the same site but were two separate proposals.

RESOLVED

- That the report be noted.

17. DATE OF NEXT MEETING

14 March

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

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MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON WEDNESDAY 16 MARCH 2016

PRESENT:

Councillors: Peray Ahmet (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, Clive Carter, Toni Mallett, James Patterson, James Ryan and Elin Weston

1. FILMING AT MEETINGS

The Chair referred Members present to agenda item 1 as shown on the agenda in respect of filming at the meeting, and Members noted the information contained therein.

2. APOLOGIES

Apologies for absence were received from Cllr Bevan and Cllr Doron.

3. URGENT BUSINESS

There were no items of urgent business.

4. DECLARATIONS OF INTEREST

Cllr Ahmet declared a personal interest as Ward Councillor for Noel Park, in which capacity she had met with the developers for the Land at Haringey Heartlands site previously, as part of the residents and business liaison group.

5. PRE-APPLICATION BRIEFINGS

The Chair outlined the pre-application process, and advised that following the review of the protocol, Ward Councillors were now permitted to address the meeting in respect of pre-applications, for up to 3 minutes each.

6. LAND AT HARINGEY HEARTLANDS, BETWEEN HORNSEY PARK ROAD, MAYES ROAD, CLARENDON ROAD AND THE KINGS CROSS / EAST COAST MAINLINE

Noted that this was a pre-application for Reserved Matters relating to an existing outline planning permission approved in 2009. The Committee was given a brief summary of the feedback from the Quality Review Panel (QRP), which had looked at it earlier in the day and for which formal notes were not yet available. The summary QRP feedback was:

- The parameters of the masterplan as set out in the approved outline planning permission were restrictive; delivering a quality scheme would be challenging within these constraints.
- An increased number of cores was recommended.
- There should be more intense focus on the public realm, and greater consideration given to the public square at the north of the site.
- More consideration should be given to the use of small open spaces and whether these could be used as gardens for the ground floor flats. Consideration should also be given to duplex units at ground floor level.
- More thought was required in respect of the parking strategy.

Cllr Stephen Mann addressed the Committee as Ward Councillor for this pre-application, and raised the following points:

- Engagement between the developers and residents through the residents and business liaison group had been positive and it was hoped that this would continue.
- This was a large development in an area with already congested roads and thought therefore needed to be given to the parking strategy and transport arrangements.
- Residents understood that open space would constitute 30% of the development, and it was hoped that the new 'pocket park' would be in addition to this. It was also hoped that delivery of the pocket park could be guaranteed by means of the Section 106 agreement.
- Consideration was needed for how the open spaces would be maintained, and it was suggested that this could also be addressed as part of the Section 106.
-

The following points were raised by the Committee:

- Further details were required regarding school places and health services and how these would be delivered. These were covered under the Section 106 agreement for the previously approved outline scheme. Discussions would need to be held with the Education Service regarding how they envisaged the s106 funding being allocated to deliver the number of additional school places required. In terms of health provision, it was reported that the outline scheme included a space for use as a health facility, and that this would be offered to the CCG in the first instance.
- In response to a question about bicycle parking, it was reported that this was planned for 100% of units, so around 1,050.
- The Committee asked about the likely dwelling mix and it was reported that this was 75.6% private and 24.4% affordable. Of the private accommodation, the mix was estimated as 50% 1 bed units, 40% 2 bed units and 5% 3 bed units, and for the affordable housing, the mix was estimated as 15% 1 bed units, 43% 2 bed units, 32% 3 bed units and 10% 4 bed units.
- The Committee asked about the links with Alexandra Palace; although development was constrained by the parameter plans, it was intended that the £0.5m contribution towards open space would include some contribution within Alexandra Park and would also seek to create a sense of linkage with Alexandra Palace. Negotiations were also taking place with Thames Water

- regarding the potential use of the pedestrian tunnel under the railway to give access from Wood Green to Alexandra Palace through the site.
- It was noted that the proposed pressure reduction system, subject of a current s73 application to be determined shortly, would be surrounded by a 2m high brick wall, incorporating decorative detailing.
 - It was noted that the layout, number of blocks and heights was the same as granted in the outline planning permission. The developers outlined the proposals for three distinct zones within the prescribed layout, and how these would be treated architecturally.
 - The Committee asked why a completely new application had not been submitted. The developers advised that they wished to complete the outline application already granted by means of getting reserved matters consent, but that they would also subsequently consider the potential for developing a new and improved scheme.
 - The Committee asked about plans for local employment at construction stage, and it was reported that this was provided for in the section 106 agreement.
 - In terms of timescales, it was reported that a Development Management Forum was planned for May, and that the application was also likely to be submitted in May.

7. LAND BETWEEN NEW RIVER AND HAMPDEN ROAD (STEEL YARD AND WILMOTT HOUSE) N8

The Committee was given a brief summary of the feedback from the Quality Review Panel (QRP), which had looked at it earlier in the day and for which formal notes were therefore not yet available. The summary QRP feedback was:

- Generally supportive of the height and massing, subject to refinement and subject to a final views assessment, which was yet to be undertaken.
- The height needs further consideration in respect of the neighbours to the north of the site.
- Elevations to be refined to be more elegant in appearance.

The Committee raised the following points in discussion of this item:

- In response to a question about the proposed level of employment at the site, it was confirmed that 155m² of flexible commercial floor space was proposed, fronting onto Hampden Road. The Committee advised that employment at the site would be important, as the proposals were replacing an existing employment location.
- The Committee asked about the use of the rooms overlooking the railway, given the likely level of noise. It was reported that a mixture of rooms was proposed for this side of the site. Acoustic studies were being undertaken and the design of the building would take into account all of the relevant regulations and standards to address any noise from the railway. It was noted that the developer was very familiar with working on similar sites close to railway lines and therefore had experience in handling such issues.
- It was confirmed that parking was proposed at ground floor, rather than basement level, some under buildings and some in the space in-between. In response to concerns about the lack of surveillance, it was reported that

residential accommodation at ground floor level and balconies at first floor level would provide some degree of natural surveillance.

- Concerns were expressed about the potential impact on views from the other side of the river, in particular the Hillfield Conservation Area. The developers advised that views analysis of a number of key views, including nearby Conservation Areas and the Ladder, was currently being undertaken.
- Members noted that there were no other buildings 12 storeys tall in the nearby area, and that this would need to be taken into account.
- The Committee asked about the angled plan of the building at the southern edge of the site – the architect advised that this was to accommodate a sewer running across the site at this point, and allowed for the creation of a small garden which would add visual interest along Hampden Road.
- It was noted that the bridge across the railway line was owned by Network Rail and that any proposed changes affecting that area would need to be discussed with them as private owners of the land.
- In terms of timescales, it was expected that the application would be submitted at the end of April.

8. DATE OF NEXT MEETING

4 April (provisional) and 9 May 2016.

The Committee noted that, although the business of the Planning Sub Committee was routine, there was the risk that an application considered during the purdah period could become politically contentious, especially as it was only the more complex items that were referred to the Committee for consideration, and that there were therefore restrictions on the meetings that could be held during this period.

The Chair noted that this was the last meeting of the Committee of David Merson, Legal Advisor to the Committee. The Chair and Committee thanked Mr Merson for all of his support to the Committee and wished him the very best for the future.

The meeting closed at 8.25pm.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

Planning Sub Committee 9 May 2016

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference Nos:**

- 1) HGY/2015/2915
- 2) HGY/2016/0990

Ward: Tottenham Green**Addresses:**

- 1) Apex House 820 Seven Sisters Road N15 5PQ (HGY/2015/2915)
- 2) Wards Corner Site High Road London N15 (HGY/2016/0990 & Deed of variation)

Proposals:

- 1) Demolition of existing building and construction of one 23 storey building with single basement, one 7 storey building and 4no. 3 storey townhouses comprising residential (private and affordable) use, with 875sqm of market (sui generis) or A2, A3, B1 flexible commercial floorspace at ground floor, servicing yard and associated landscaping.
- 2) Non-material amendment following a grant of planning permission HGY/2012/0915 for the installation of a new public art wind screen to Seven Sisters Road.

Applicant: Grainger Seven Sisters Ltd**Ownership:** Council**Case Officer Contact:** Robbie McNaugher**Site Visit Date:** 06/04/2016**Date received:** **Last amended date:** 06/04/2016

02/10/2015

05/04/2016

Drawing number of plans:

- 1) 1584-G100-P-SITE-001, 1584-G200-P-RF-001, XE-E-001, XE-N-001, XE-NW-001, XE-S-001, XE-SW-001, XE-W-001, P-DEM-001, P-00-001 rev. C, P-MZ-001, P-01-001 rev. C, P-02-001 rev. C, P-03-001 rev. C, P-04-001 rev. C, P-05-

001 rev. C, P-06-001 rev. C, P-07-001 rev. C, P-09-001 rev. C, P-18-001 rev. C, P-20-001 rev. C, P-22-001 rev. B, P-B1-001, P-RF-001 rev. C, P-D-00-001 rev. C, P-D-MZ-001, P-D-01-001 rev. C, P-D-02-001 rev. C, P-D-03-001 rev. C, P-D-04-001 rev. C, P-D-05-001 rev. C, P-D-07-001 rev. C, P-D-09-001 rev. C, P-D-18-001 rev. C, P-D-20-001 rev. C, P-D-22-001 rev. C, P-D-B1-001, P-D-00-002 rev. B, P-D-01-002 rev. B, P-D-02-002 rev. B, P-D-03-002 rev. B, P-D-05-002 rev. B, E-E-001, E-N-001 rev. B, E-NW-001 rev. C, E-S-001, E-SW-001, S-AA-BB-001, S-CC-001, S-DD-001 rev. B, S-EE-001, S-FF-001, S-GG-001, S-HH-001, S-JJ-001, S-KK-001, S-LL-001, DET-001, DET-002, DET-003

2) P(00)01_E(1), P(00)01_F, P(00)21B, P(00)22_-, P(00)100_D and P(00)100_E

1.1 These applications have been brought to committee because the first is major development which is subject to referral to the Mayor for London and the Council is the landowner, and the 2nd is a variation to a major application.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATIONS

HGY/2015/2915

- The principle of a landmark tall building is supported by existing and draft policy subject to detailed consideration, in particular the impact on the historic environment, the environmental conditions in the area and other surrounding heritage assets.
- The scale of development will provide a significant number of new homes that will help to meet the Borough and London's wider housing needs in the future. The PRS element will provide greater high quality purpose designed new homes with stable management and security for occupants complementing the existing housing offer in the area. The employment opportunities are considered to support the objectives within the Corporate Plan and Local Plan and will have a positive economic impact in the locality and planning obligation will secure opportunities for local unemployed people to maximise the regeneration benefits of the proposal
- The less than substantial harm caused by the proposals to the nearby heritage assets is outweighed by the townscape benefits of the proposal. The visual and townscape assessments accompanying the application demonstrate that the scale of development proposed within the application will have a significant impact on the appearance of the area locally but in the round will have a positive impact by enhancing the legibility of the area, removing a negative impact on the conservation area and improving the public realm. The design is considered to

be high quality which justifies a higher density than recommended in the London Plan guidance.

- There would be 39% affordable units based on habitable rooms which an independent viability assessment has shown to be maximum level of affordable housing that the site can viably support.
- The proposed mix of units is considered appropriate for a high density scheme at an accessible location with a larger number of smaller units but also some larger family units. The units within the tower would be 'tenure blind' and share communal areas. The proposed residential accommodation would be high quality and meet all the required London Plan Standards and exceed the requirements for child playspace. All the dwellings will meet the Lifetime Homes standards; and all will be easily adaptable for wheelchair users and 10% will be fully wheelchair accessible.
- The development is in a highly accessible area where car-free development is acceptable. On-street disabled car parking spaces are acceptable given they are within a reasonable walking distances. S106 obligations and conditions will secure a Controlled Parking Zone, Delivery and Servicing Plan, Waste Management Plan, cycle parking, parking management plan, construction management plan and necessary highways works through a S278 agreement. The proposal will have a high level of cycle parking and improve the pedestrian environment through the public realm works proposed. The servicing and delivery arrangements are acceptable.
- Having regard to the Environmental Statement submitted with the application, the environmental impacts of the development, including impact upon local amenity in terms of daylight, sunlight, noise, air quality and traffic impacts have been assessed and subject to the conditions proposed within the recommendation are considered to be acceptable. The impact of the tower on wind conditions/microclimate is also capable of being acceptably mitigated by the measures incorporated within the design of the development and the measure proposed for the Wards Corner site.
- The proposed tree removed is considered to be acceptable given the merits of the development and 5 replacement trees will be secured by condition. Conditions will also ensure that the trees to be retained are adequately protected to maintain the landscape character of the area.

- The level of carbon reduction proposed is considered acceptable in this instance and carbon offsetting is required through the S106 to reach the London Plan target. The development could connect to the Upper Lee Valley heat network and safeguarding will be secured by a condition. The building has been designed such that demand for cooling will be minimised. The proposal will provide sustainable drainage and will not increase flood risk and is considered to be a sustainable design.
- The waste management arrangements are considered acceptable and will be controlled through a S106 obligation. Conditions will be imposed to ensure that contaminated land risks are adequately mitigated and that there is no significant impact on air quality, the noise impacts of the proposal are considered acceptable. The proposal will make a positive contribution to the enhancement and protection of biodiversity.
- The proposals are not considered to give rise to any adverse equalities impact upon the protected characteristics of any individual or group.

HGY/2016/0990

- Due to the design, scale and location of the proposed wind screen it would not have material impact on the previously approved development or change the impact of the resultant building upon the character and appearance of the conservation area. It is therefore considered acceptable as a non-material amendment.

2. RECOMMENDATION

HGY/2015/2915

- 2.1 That the Committee resolve to GRANT the application, taking account of the information set out in the Environmental Impact assessment, and that the Head of Development Management is delegated authority to issue the planning permission subject to the conditions and informatives set out in the Appendices of this report, subject to the prior completion of a Section 106 Legal Agreement to secure the obligations set out in the Heads of Terms below and subject to referral to the Mayor for London.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 09/07/2016 or within such extended time as the Head of Development Management or Assistant Director – Planning shall allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission

be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Detailed sectional drawings for all elevations/materials
- 5) Landscape details and implementation
- 6) Arboricultural impact assessment
- 7) Accessible dwellings (lifetime homes)
- 8) Wheelchair accessible
- 9) Secured by design
- 10) Piling impact method statement
- 11) Contamination 1
- 12) Contamination 2
- 13) Boilers
- 14) CHP emissions
- 15) Air Quality and Dust Management Plan
- 16) Considerate Constructors
- 17) Machinery emissions
- 18) Machinery emissions 2
- 19) Demolition Logistics Plan
- 20) Construction Logistics Plan
- 21) Cycle parking
- 22) BREEAM/London Plan compliance
- 23) District energy safeguarding
- 24) Energy statement compliance
- 25) Drainage maintenance and management
- 26) Drainage compliance
- 27) Highways works
- 28) Provision of waste storage
- 29) Tree replacement
- 30) Plant noise
- 31) Biodiversity mitigation
- 32) Architect retention
- 33) Shutter and signage strategy
- 34) Communal aerial
- 35) Building lighting
- 36) Open space management plan

Informatives

- 1) Co-operation
- 2) CIL liable

- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers
- 7) Surface water drainage
- 8) Water pressure
- 9) Asbestos survey

Section 106 Heads of Terms:

- 1) Affordable housing 39% affordable rent
 - 2) Provision of PRS for minimum of 10 years
 - 3) PRS Marketing and management strategies
 - 4) Local labour and training during construction
 - 5) Transport –
 - a. Car free -
 - b. £1000 towards the amendment of the Traffic Management Order
 - c. Car club provision
 - d. Two years free membership to a local Car Club and £50 driving credit
 - e. Travel Plan
 - f. £3,000 for travel plan monitoring
 - g. £23,000 towards the design and consultation for implementing a Control Parking Zone (CPZ) consultation
 - h. Delivery and Servicing Plan and Waste Management Plan
 - i. Parking Management Plan (PMP) including provision of up to 16 disabled parking spaces on Stonebridge Road
 - 6) CO2 offsetting - £41,400 – 15 tonnes x £1,800
 - 7) entering into a section 278 agreements for Highways and Public Realm works
- 2.4 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:

- i. The proposed development in the absence of a legal agreement securing the provision of on-site affordable housing would have a detrimental impact on the provision of much required affordable housing stock within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to policy SP2 'Housing' of the Council's Local Plan March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan.
- ii. In the absence of an agreement to work with the Haringey Employment Delivery Partnership the proposal would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population contrary to Local Plan Policies SP8 and SP9.

- iii. In the absence of planning obligations to secure a car free development, mitigation measures to promote sustainable transport, service and delivery plans, and a parking management plan the proposed development by reason of its lack of any off street parking provision will significantly exacerbate pressure on on-street parking spaces in surrounding streets, prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway and would be detrimental to the amenities of local residents. As such the proposal is considered contrary to the requirements of Policy 6.13 of the London Plan 2015, Saved Policies UD3, HSG11 and M10 of the Haringey Unitary Development Plan 2006.
 - iv. In the absence of the provision of a financial contribution towards carbon offsetting the proposal would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to London Plan Policy 5.2. and Local Plan Policy SP4.
- 2.5 In the event that the Planning Application is refused for the reasons set out in resolution (2.5) above, the Head of Development Management (or Assistant Director – Planning in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and
 - (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
 - (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

HGY/2016/0990

Grant a non-material amendment to planning permission HGY/2012/0915

- 2.6 In the event that members choose to make a decision contrary to the officers' recommendations members will need to state their reasons for doing so.

CONTENTS

HGY/2015/2915

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULTATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 RECOMMENDATION

HGY/2016/0990

- 8.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 9.0 LOCAL REPRESENTATIONS
- 10.0 ASSESSMENT
- 11.0 RECOMMENDATION

APPENDICES:

- Appendix 1: Consultation Responses
- Appendix 2: Plans and images
- Appendix 3: Quality Review Panel Notes
- Appendix 4: DM Forum Notes
- Appendix 5: GLA Stage 1 response
- Appendix 6: Planning Committee Pre-application
- Appendix 7: HGY/2016/0990 and deed of variation plan

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1 This is an application for the demolition of the existing council office building and construction of a mixed used residential and commercial development. The residential development would consist of a 23 storey tower with basement, a 7 storey building and 4 no. 3 storey townhouses with a total of 163 residential units. The building has been designed to provide units for private rent (PRS). A total of 104 units would be private and 59 for affordable rent. There would be a small commercial unit at the ground floor of the tower and 875sqm of market (sui generis) or A2, A3, B1 flexible commercial floorspace proposed on the ground floor of the 7 storey building. The development would be laid out around a courtyard accessed from Seven Sisters Road with other residential and commercial accesses directly onto Seven Sisters Road, The High Road and Stonebridge Road.
- 3.1.2 The tower would front onto Tottenham High Road and would accommodate 133 residential units for private rent and 29 affordable rent units with a ground floor residents' lounge and gym, commercial unit and cycle storage. It would be 23 storeys at its highest stepping down to 21, and 8 storeys at the rear and 20 storeys 18 storeys and 6 storeys to the flank. There would be outdoor amenity decks at 21st and 6th floor levels
- 3.1.3 The 7 storey building would face onto Seven Sisters Road and would accommodate 26 affordable rent units. There would be an outdoor amenity deck to the front at 5th floor level. On the ground floor and to the rear of this there would be 875sqm of market or flexible commercial floorspace. The use of the ground floor will depend on how the applicant discharges their S106 obligations pursuant to planning permission HGY/2012/0915 to accommodate the existing market at Wards Corner on a temporary or permanent basis. If the market is not accommodated on the ground floor then a potential mix of A2 (financial and professional), A3 (restaurants and cafes), B1 (business) will be accommodated. Above the market there would be deck level amenity area with children's play area at first floor level.
- 3.1.4 The 3 storey development would face onto Stonebridge Road and consist of 4 townhouses for affordable rent. These would have amenity decks at 3rd floor level at the front and yards to the rear. Also off Stonebridge Road there would be a servicing yard for the residential and commercial uses with bin storage and service vehicle access.
- 3.1.5 The residential accommodation would be a mix of 1, 2 and 3 bedroom flats as set out in the schedule below. The townhouses would be 4 bedrooms

	Number of bedrooms				Total
	1	2	3	4	
Private	48	36	20	0	104
Affordable	24	23	8	4	59

3.1.6 The development would be laid out around a landscaped courtyard which would be publically accessible but gated at night. There would be additional pavement areas provided on Seven Sisters Road and The High Road with landscaping. To manage the effect of wind around the building, mitigation measures are proposed in the form of a louvered screen between the tower and the 7 storey building and a glazed enclosure at street level.

3.1.7 The proposal does not include any on site parking space but does have storage for 265 bicycles in various locations on the ground floor. Disabled parking spaces would be leased from Homes for Haringey on Stonebridge Road as required.

Environmental Statement

3.1.8 The applicant submitted a scoping opinion (reference HGY/2015/1113) but not a screening opinion and the Council is satisfied that the submitted (EIA) covers all necessary matters. The physical form and impacts of the development have been assessed by way of an Environmental Impact Assessment.

3.2 Site and Surroundings

3.2.1 The site is located on the corner of Tottenham High Road and Seven Sisters Road. The site is also bounded to the south west by Stonebridge Road, and a pedestrian footpath linking Stonebridge Road to Tottenham High Road. The site is roughly triangular in shape and measures 0.39 Ha.

3.2.2 The site contains Apex House a three storey office building comprising 3,487 sqm of B1 office floorspace with associated car parking (33 spaces) to the rear of the site. The site is currently in use as a Council Office. The existing vehicular access and servicing to the site is provided via Stonebridge Road. At the front of the site is an area of pavement which includes a clock tower and public toilets and a line of mature trees along the High Road. To the rear and south is Seacole Court a three storey block of flats managed by Circle Housing Association.

3.2.3 The existing building falls outside of the Seven Sisters Conservation Area, however, the pavement to the front of the site, comprising the existing public toilets and clock tower, falls within the Conservation Area. To the east is the Page Green Conservation Area and to the South is the Seven Sisters Conservation Area. These are all part of the Tottenham High Road Historic Corridor. There are two locally listed buildings within the adjacent Wards Corner site and the Grade II listed former Barclay's Bank (220 to 224 High) Road lies to the north east.

3.2.4 Immediately to the north of the site is Seven Sisters Road and the Seven Sisters London Underground & Rail Stations with South Tottenham Station located to the southeast of the site. The site has the highest PTAL rating of 6B.

3.2.5 The site lies just outside West Green Road/Seven Sisters District Centre, which lies across Seven Sisters Road to the north. It is within the Upper Lee Valley Opportunity Area the Tottenham Housing Zone, the Tottenham High Road Corridor: and Seven Sisters Corridor Areas of Change.

3.2.6 The Local Plan sets out the future aspirations for Seven Sisters Corridor as follows:

- New housing and social infrastructure including, where appropriate and viable, the provision of new green space and community facilities;
- Ensuring that the Seven Sisters area and the tube and train station provides land marks/gateways to aid legibility through redevelopment and/or renewal;
- Comprehensive mixed use at St Ann's Hospital Site;
- Wards Corner regeneration delivering houses, shops and public realm improvements through redevelopment and/or renewal;
- Potential for future estate regeneration;
- NDC Legacy Spatial Framework and Neighbourhood Plan;
- Redeveloping Apex House as a strong district landmark building and gateway to Seven Sisters; and
- A decentralised energy hub serving surrounding schools and housing estates.

3.2.7 The application site and neighbouring Seacole Court has a site allocation (SS6) in the emerging Tottenham Area Action Plan DPD. The proposed allocation is for mixed use development with town centre uses at ground floor level and residential above. Consultation on the pre submission draft of the AAP closed on 4th March 2016.

3.3 Relevant Planning and Enforcement history

3.3.1 An EIA Scoping Opinion has been provided under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 reference HGY/2015/1113

3.3.2 There is no other relevant planning history for this site

3.3.3 Planning permission and Conservation Area Consent have been granted (references HGY/2012/0915 and HGY/2012/0921) for the adjacent site at Wards Corner for the same applicant, on 12 July 2012 for: "*Demolition of existing*

buildings and erection of a mixed use development comprising class C3 residential, class A1/A2/A3/A4 uses, with access, parking and associated landscaping and public realm improvements". The proposal requires the accumulation of property which is not in the applicant's ownership. The Council's Cabinet granted resolution to use Compulsory Purchase Order (CPO) powers 10/11/15, the Order itself has yet to be made.

- 3.3.4 Planning permission has also been granted (reference HGY/2014/0575 on 22nd April 2014) for restoration of the existing market and corner building bringing 2150 m² of derelict space into A1, A2, A3 and B1 use, installation of bay windows to the front, dormer windows to the front and rear, reinstatement of chimneys, replacement of existing shop-fronts to the front of the market with new glazed facade, improvements to the public realm to the front of the market, new glazed rear doors added to the rear, new DDA compliant access to the first and second floor, reintroduction of internal light-wells from the first to ground floor and insulation of building to increase thermal efficiency.
- 3.3.5 This application is subject to a Planning Performance Agreement (PPA) and a number of pre-application meetings have been held.

4. CONSULTATION RESPONSE

4.1 Planning Committee Pre-application: pre-application briefing was held on the 10th March 2015

4.1.1 The notes of the meeting are set out in appendix 6.

4.2 Haringey Quality Review Panel has considered the proposal on 13th May and 19th August 2015.

4.2.1 The minutes of the meeting are set out in appendix 3 and summarised as follows:

4.2.2 *A significant number of strategic issues raised at the previous Quality Review Panel meeting to discuss this scheme remain to be addressed. Whilst progress has been made in terms of materials and construction, internal layout and wind analysis, the panel continues to have concerns about fundamental aspects of the scheme, including its scale and massing, microclimate, quality of residential and commercial accommodation, and landscape design. These issues will need to be addressed before the panel would support a planning application for this development. More detailed comments are provided below, and comments made at the previous review that remain relevant are repeated for clarity.*

4.3 Haringey Development Management Forum was held on 27th May 2015

- 4.3.1 The minutes of the meeting are set out in appendix 4 and summarised as follows:
- Queries around affordable housing

- Concerns with shadowing
- Concerns with height and design
- Concerns with the loss of community facilities
- Queries around local jobs and employment
- Support for investment and housing
- Queries around sustainability
- Concern with the impact on the London Underground
- Support for the investment if the design quality is ambitious

4.4 The following were consulted regarding the application:

Internal

- LBH Tottenham Team
- LBH Head Of Carbon Management
- LBH Housing Design & Major Projects
- LBH Arboriculturalist
- LBH Flood and Surface Water
- LBH Waste Management
- LBH Conservation Officer
- LBH Nature Conservation LBH Economic Development
- LBH Emergency Planning and Business Continuity
- LBH Environmental Health - Contaminated Land
- LBH Transportation

External

- London Fire Brigade
- Metropolitan Police Designing Out Crime Officer
- Transport For London
- London Underground
- Greater London Authority
- Thames Water
- The Victorian Society
- Historic England

Neighbouring Boroughs:

L. B. Waltham Forest

Local Groups:

- Tottenham Traders Association
- Haringey Federation of Residents Association

- Tottenham Civic Society
- Tottenham CAAC
- Tottenham Traders Partnership
- Wards Corner Community Coalition
- Page Green Residents Association

The responses are set out in full in Appendix One and are summarised as follows:

Internal:

1) Transportation

No objections subject to conditions and S106 obligations covering car free, delivery and servicing plan, waste management plan and parking management plan.

2) Waste management

No objection subject to a waste management plan to ensure waste is presented close to collection points, the provision of a cleansing schedule to remove litter from the external areas of the site and cleansing of the waste storage areas.

3) Environmental Health Pollution

No objection subject to conditions and an informative

4) Economic Development

No objections subject to S106 obligations to ensure local employment, apprenticeships and work placements. Appointment of an apprenticeship co-ordinator, education, training and work experience opportunities for local students. Local recruitment for commercial occupiers and compensation for loss of employment floor space.

5) Housing Commissioning, Investment and Sites team

The proposed mix and type of affordable housing will ensure a more sustainable, balanced and less transient community. 10% of all new residential developments across all tenures must be fully wheelchair accessible

6) Head Of Carbon Management

No objections subject to a contribution towards carbon reduction projects within Haringey through S106, demonstrating potential links to a district energy centre, delivery of the energy strategy and a dynamic thermal model is undertaken on all aspects of the development.

7) Conservation

The scheme is acceptable subject to conditions on materials including those proposed for the public realm and landscaping.

8) Tree & Nature Conservation Manager

No objections subject to a tree protection plan, arboricultural method statement and suitable replacement planting. T6 and T10) merit TPO's.

9) Flood and Surface Water

Agree in principle to the concept proposed and required conditions for further details.

External:

10) London Underground

Satisfied that these works will not have a significant impact on London Underground (LU) assets.

11) Transport For London

Initial concern with the proposed loading bay which has been addressed subject to size restrictions on vehicles otherwise no objections subject to provision of disabled parking and a construction management plan.

12) Designing Out Crime Officer

No objections subject to compliance with Secured by Design Sections 2 and 3.

13) Thames Water

No objections subject to a condition and informatives.

14) Historic England

Concern that the proposal causes a harmful contrast in scale and character between the established historic environment, and the proposed new construction. The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

15) GLA (Stage 1 response)

On balance, the application does not yet comply with the London Plan and further information should be provided with regard to housing, affordable housing, urban design, inclusive design transport and climate change to address these deficiencies.

Officer comment: The applicant has provided further information and GLA officers are satisfied that all issues have now been addressed.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

1,128 Neighbouring properties (in 2 rounds of consultation)
8 Residents Associations/Civic/Amenity Groups
8 site notices were erected close to the site

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: 225
Objecting: 213
Supporting: 11
Others: 1

5.3 The following local groups/societies made representations:

- Tottenham CAAC
- Page Green Residents Association
- Haringey Housing Action Group

5.4 The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:

- Objections to the design and appearance
 - Inappropriate scale, height and massing
 - Impact on the skyline and townscape
 - Out of keeping with the area
 - Impact on the conservation area
- Concerns with the quality of the development
- Concerns in relation to the relocation of wards corner market
- Impact on neighbours and the surrounding area
 - Loss of privacy
 - Overshadowing and loss of light
 - Wind impacts
 - Health and psychological impacts of shadowing
 - Noise and disturbance during construction
- Additional views of the building should be provided
- Impact on local services and the community

- Transportation concerns,
 - increased parking
 - overcrowding on the underground and trains
- Concern with the affordable housing provision
- Concerns around regeneration and impact on the area
- Impact on underground services
- Loss of trees
- Inadequate consultation
- Support for the project and regeneration
- Support for the jobs provided

5.5 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)
- Inadequate consultation. (Officer Comment: Consultation has been carried out by the applicant and the Council prior to the submission and the applicant has provided a statement of community involvement which responds to the points raised. The application has been consulted on in accordance with the Council's Statement of Community Involvement)

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Regeneration
3. Heritage
4. Design
5. Affordable housing, mix and quality
6. Transport
7. The impact on neighbouring amenity, Daylight/Sunlight Microclimate
8. Trees
9. Flooding and drainage
10. Energy/Sustainability
11. Waste storage
12. Contaminated land and air quality
13. Daylight/Sunlight
14. Microclimate
15. Noise
16. Ecology
17. EIA
18. Equalities

19. Conclusion

6.2 Principle of the development

The NPPF

- 6.2.1 The NPPF establishes overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process and supports “approving development proposals that accord with the development plan without delay”. The NPPF also expresses a “presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.”
- 6.2.2 The NPPF has 12 core planning principles., These include clear statements about the importance of a plan led approach, and the need to plan creatively, and actively to promote growth whilst considering local characteristics, securing high quality design and amenities and supporting the move to a low carbon economy, whilst optimising land use and densities and conserving and respecting heritage interests.
- 6.2.3 The NPPF encourages the ‘effective use of land by reusing land that has been previously developed’. In respect of applications that include provision of housing, the NPPF highlights that delivery of housing is best achieved through larger scale development.
- 6.2.4 Paragraphs 126 to 141 meanwhile contain the heritage specific policies in the NPPF. The objective of these policies is to maintain and manage change to heritage assets in a way that sustains and, where appropriate, enhances its significance. That significance is the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. This significance may derive not only from its physical presence but also from its setting. These are dealt with in more detail in the Heritage section of this report.

The Development Plan

- 6.2.5 For the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 the Development Plan consists of the London Plan (2016), Haringey’s Local Plan Strategic Policies and the saved policies of Haringey’s Unitary Development Plan (2006). The Council has recently consulted at the pre-submission (reg 19) stage on alterations to its strategic polices document and a new suite of documents including the Tottenham Area Action Plan and Development Management Polices DPD. The consultation closed on 4th March 2016.

London Plan

6.2.6 The London Plan (2016) sets a number of objectives for development through various policies which are set out below:

- To promote and enable growth within London (Policies 2.7 and 4.1).
- To promote growth in Opportunity Areas (this site lies within the Lee Valley Opportunity Area)
- To recognise the importance of increasing housing supply and choice (Policy 3.3), optimising housing output (Policy 3.7) and include complementary non-residential uses within large residential developments (Policy 3.7).
- Creating mixed communities through meeting needs and fostering social diversity (Policies 3.1 and 3.9) and through providing affordable housing (Policy 3.10).
- Provide positive and practical support to sustain the contribution of the Private Rented Sector (PRS) in addressing housing needs and increasing housing delivery (Policy 3.8)
- Seeking to reinforce qualities of heritage assets in order to stimulate regeneration (Policy 7.9).
- To create lifetime neighbourhoods through designing to interface with surrounding land (Policy 7.1) and achieve high standards of accessible and inclusive design (Policy 7.2).
- To support high density development relative to accessibility and public transport capacity (Policy 6.1).

The policies in the London Plan are accompanied by a suite of SPGs that provide further guidance. The relevant SPG are set out below:

- a. Housing (March 2016) this sets out the required standards to ensure high quality residential developments
- b. Accessible London: Achieving an Inclusive Environment (October 2014)
- c. The control of dust and emissions during construction and demolition (July 2014)
- d. Town Centres (July 2014)
- e. Character and Context (June 2014)
- f. Sustainable Design and Construction (April 2014)

Haringey Local Plan Strategic Policies (2013)

6.2.7 Haringey's Local Plan Strategic Policies document highlights the importance of growth areas within the Borough. The Local Plan (2013) designates Tottenham High Road as an area for regeneration and this includes the Seven Sisters Corridor.

6.2.8 Policy SP1 of the Local Plan relates to managing growth within the Borough and states that the Council will focus on suitable locations to ensure that achieve strong, healthy and sustainable communities. The Site is located within the Seven Sisters Corridor Area of Change within the Local Plan which specifically highlights capacity for further growth.

6.2.9 The Local Plan sets out the future aspirations for Seven Sisters Corridor as follows:

- New housing and social infrastructure including, where appropriate and viable, the provision of new green space and community facilities;
- Ensuring that the Seven Sisters area and the tube and train station provides land marks/gateways to aid legibility through redevelopment and/or renewal;
- Comprehensive mixed use at St Ann's Hospital Site;
- Wards Corner regeneration delivering houses, shops and public realm improvements through redevelopment and/or renewal;
- Potential for future estate regeneration;
- NDC Legacy Spatial Framework and Neighbourhood Plan;
- Redeveloping Apex House as a strong district landmark building and gateway to Seven Sisters; and
- A decentralised energy hub serving surrounding schools and housing estates.

6.2.10 Other relevant policies are as follows:

- SP2-Affordable housing- borough target of 50% with maximum reasonable amount in individual sites
- SP4 Working towards a Low Carbon Haringey
- SP5 Water Management and Flooding
- SP6 Waste and Recycling
- SP7 Transport
- SP8 Employment
- SP9 Improving skills and training to support access to jobs and community cohesion and inclusion
- SP10 Town Centres
- SP11 Design
- SP12 Conservation
- SP13 Open Space and Biodiversity
- SP14 Health and Well-Being

Haringey Saved UDP Policies

- UD3 General Principles

- UD7 Waste Storage
- ENV6 Noise Pollution
- ENV7 Air, Water and Light Pollution
- ENV 11 Contaminated Land
- EMP4 Non employment generating uses
- EMP5 Promoting Employment Uses
- TCR2 Out of Town Centre Development
- TCR3 Protection of Shops in Town Centres
- M9 Care-free residential developments
- M10 Parking for Development
- OS17 Tree protection, tree masses and spines
- CSV 7 Demolition in Conservation Areas
- SSP21 Wards Corner and Council Offices at Apex House

Haringey Saved Policies SSP21

6.2.11 Site Specific Policy 21- Wards Corner and Council Offices at Apex House.

Existing use: Council offices. Proposal: Comprehensive mixed use development

Emerging Tottenham Area Action Plan December 2015

6.2.12 The pre submission draft of the AAP was considered by the Council at its meeting on 23rd November 2015 and was published for Reg 19 consultation 8th January 2016. Consultation closed on the 4th March. As such the AAP is considered to be a material planning consideration that can be accorded some, although not the same weight as the development plan. The document provides site specific and area based policy to underpin the delivery of the spatial vision set out in the adopted and proposed alterations to the Strategic Policies DPD and the suite of DPDs' emerging alongside the Tottenham AAP to articulate the spatial vision for growth.

6.2.13 Policy AAP1 seeks to ensure all development proposals submitted to the Council proactively respond to the vision and ensure the regeneration objectives for the Tottenham AAP area are achieved. It also places a responsibility on the Council to proactively work with landowners, the Mayor of London, the local community and other parties to help deliver the aims of the AAP. These aims include:

- To reduce social inequalities.
- Improve the quality and supply of housing to meet housing needs;
- Improve health and wellbeing.
- Create a diverse and sustainable economy.

- To deliver the necessary infrastructure to support change in Tottenham;
- To improve the local environment, reduce carbon emissions and adapt to climate change.

6.2.14 Policy AAP1 states that The Council expects all development proposals in the AAP area to come forward as part of wider comprehensive redevelopment proposals, taking account of adjacent uses (existing or proposed) and neighbouring landowner expectations.

6.2.15 The application site is located within the heart of the Seven Sisters Neighbourhood Area for which there are a number of site allocations, incorporating the site and adjacent land. The key neighbourhood area objectives are:

- Refocusing of retail floorspace within Seven Sisters/West Green Road District Centre at Seven Sisters end of West Green Road to enhance its retail characteristics;
- Redevelopment of key sites including Wards Corner, Apex House, Lawrence Road and Gourley Triangle
- Targeted streetscape and environmental improvements along West Green Road, Tottenham High Road and Seven Sisters Road including paving, signage, landscaping and street furniture;
- New affordable employment/workspace suitable for new enterprises and medium sized businesses as part of mixed use redevelopment at Gourley Place and Lawrence Road;
- A landmark tall building at Apex House providing significant new mixed tenure homes and ground floor space for employment/commercial space to complement development on the Wards Corner site;
- Targeted building and shop front/signage improvements consistent with the enhancement of the character, heritage and townscape attributes of the area alongside new development.

AAP Site allocation SS6: Apex House and Seacole Court

6.2.16 The Tottenham AAP designates the site for mixed use development with town centre uses at ground floor level and residential above.

6.2.17 The site requirements as set out within the AAP states that:

- Development will be required to be in accordance with a site-wide masterplan demonstrating how a comprehensive development can be brought forward, including in phases if necessary.
- Any proposed tall building must meet the requirements set out in policy DM6.

- This is a suitable location for a high quality tall building marking the location of the public transport interchange of train, tube, bus and Overground rail, and the junction of Seven Sisters Road and Tottenham High Road. Consideration should be given to the long views of this building, including the linear view along the High Road and Seven Sisters Road, as well as the effect on the microclimate.
- The tallest element of development will need to have regard to properties to the rear of the site, as well as to its relationship to other buildings along Seven Sisters and Tottenham High Road.
- Where necessary, the development should step down towards the lower density building to the south and south-west of the site.
- Any development proposal will be required to consider its relationship to the proposals for the Wards Corner site, as well as the provision of public space and public realm improvements to support access, both for arrival to Seven Sisters Station and for moving between this site and Wards Corner.
- Development should provide high quality public realm outside its active frontages.
- An active use on the ground floor of the Seven Sisters Road and High Road frontages is required.

The AAP sets out the following Development Guidelines:

- To help facilitate a coordinated approach towards development along the High Road and in particular Wards Corner, these two sites should combine to create a high quality public realm and positively enhance the significance of this important location within the conservation area.
- The Council will consider a range of town centre uses along the High Road frontage which could include small scale A1 retail located close to the apex with Seven Sisters Road. However along Seven Sisters Road, the Council will only permit secondary town centre uses such as use classes A2, A3, A4, A5, D1 or B1.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Car free development is suitable for this site.
- This site is in a Critical Drainage Area and proposals should therefore refer to the Local Flood Risk Management Strategy.
- The existing mature trees along Tottenham High Road must be retained, and incorporated into the masterplan for this site.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- If the site is to come forward in phases, each phase must not compromise the other.
- The servicing of the development should be provided from Stonebridge Road.

- This site is on the route of Cycle Superhighway 1, and cycle parking should be provided as part of any scheme.

Alterations to Strategic Polices DPD

6.2.18 The proposed changes to Haringey's Strategic Policies reflect a number of changes in the overarching planning framework at the national and regional level, which affect planning locally. The most significant being the adoption of the Further Alterations to the London Plan (FALP) that significantly increased Haringey's strategic housing target from 820 homes per annum to 1,502 homes per annum, effective from April 2015 – an 83% increase. The plan also reflects the more challenging position in respect of affordable housing delivery.

6.2.19 The pre-submission draft of the proposed changes to Haringey's Strategic Policies were considered by the Council at its meeting on 23rd November 2015 and was published for Reg 19 consultation 8th January 2016 consultation closed on the 4th March. As such this is considered to be a material planning consideration that can be accorded some weight, although not the same weight as the current development plan.

6.2.20 The changes to the following strategic policies and draft DPD's are relevant to this application:

Policy SP1: Managing Growth, raises Haringey's strategic housing requirement to 19,802 net new homes between 2011 – 2026 (rather than 8,200 between 2011-2026). The number of new homes expected to be accommodated in the Seven Sister Corridor) is also increased from 767 to 1,730 to 2026.

Policy SP2: Housing, is amended to reflect the increased housing target in SP1 and reduces the strategic affordable housing target from 50% to 40%.

Draft Development Management Polices DPD

6.2.21 This document introduces a set of detailed planning policies which give effect to the Spatial vision for the borough. The DM DPD updates local thematic planning policies for the borough, superseding the 2006 Unitary Development Plan, and a suite of Supplementary Planning Documents and Guidance notes. It will be used in the determination of planning applications in the borough. The pre submission draft of the DM DPD was considered by the Council at its meeting on 23rd November 2015 and was published for Reg 19 consultation 8th January 2016, consultation closed on the 4th March. As such the DPD is considered to be a material planning consideration that can be accorded some weight, although not the same weight as the development plan.

6.2.22 There are five main chapters in the document, each providing a set of policies covering the topics of Development and Design, Housing, Environmental Sustainability, Employment and the Economy, and Community Infrastructure.

6.2.23 A substantial number of the policies in the document are considered relevant to consideration of these applications reflecting changes in national policy as well as the outcome of the evidence based studies undertaken by the Council since the adoption of the previous plan. Amounting to a comprehensive suite of “development management polices” for the whole borough, and supplemented by the specific polices of the Tottenham AAP, the following are all considered to be relevant to the determination of the application:

Design & Character

DM1 Delivering High Quality Design (Haringey’s Development Charter)

DM2 Accessible and Safe Environments

DM3 Public Realm

DM4 Provision and Design of Waste Management Facilities

DM5 Locally Significant Views and Vistas

DM6 Building Heights

DM9 Management of the Historic Environment

Housing

DM10 Housing Supply

DM11 Housing Mix

DM12 Housing Design and Quality

DM13 Affordable Housing

Environmental Sustainability

DM19 Nature Conservation

DM21 Sustainable Design, Layout and Construction

DM22 Decentralised Energy

DM23 Environmental Protection

DM24 Managing and Reducing Flood Risk

DM25 Sustainable Drainage Systems

DM26 Critical Drainage Areas

DM27 Protecting and Improving Groundwater Quality and Quantity

DM29 On-Site Management of Waste Water and Water Supply

Transport & Parking

DM31 Sustainable Transport

DM32 Parking

Employment & Town Centres

DM37 Maximising the Use of Employment Land and Floorspace

DM38 Employment led Regeneration

DM41 New Town Centre Development
DM44 Neighbourhood Parades and other non-designated frontages
DM45 Maximising the Use of Town Centre Land and Floorspace

Community Infrastructure, Implementation & Monitoring

DM48 The Use of Planning Obligations
DM49 Managing the Provision and Quality of Community Infrastructure
DM55 Regeneration and Masterplanning

The assessment of the application has had regard to these emerging policies.

Urban Characterisation Study (part of the Local Plan evidence base)

6.2.24 Published in February 2015 as an evidence base for Haringey's Local Plan documents, the Haringey Urban Character Study is not adopted policy but is a useful guide for assessing development. It is intended to provide an objective, thorough and analytical outlook of the borough. It identifies the components of local character and distinctiveness and highlights those aspects which make Haringey unique. It will guide decisions on the location, type and form of new, including the location of tall buildings. The study evaluates and builds upon the existing evidence base, including conservation area appraisals, Upper Lee Valley OAPF, Open Space Strategy and other relevant documents.

6.2.25 In addition to being a formal evidence base to Haringey's planning documents, the study can be utilised as a general urban design reference document.

6.2.26 A key outcome of this study is to recommend suitable building height ranges across the borough, including proposing where 'high-rise' buildings may be suitable. The study notes that building heights across Seven Sisters should respond to the existing built form whilst looking ahead to future development opportunities and areas where an increase in height would be welcome.

6.2.27 The study notes; "the opportunity to mark the important node (where Seven Sisters Road and the High Road meet) with an elegant, slim tower that can successfully mark this activity node. This tower could rise to circa 20 storeys but would need to form part of a lower rise (4-6 storeys) perimeter block and care taken to ensure wind vortexes are not created around its base, negatively impacting upon the public space".

Other Relevant Publications/Documentation

6.2.28 In addition to the Development Plan Tottenham has been the focus of considerable public sector attention over the last 10 years, which has culminated in the production of a number of non statutory publications prepared following significant community engagement.

Upper Lea Valley Opportunity Area Planning Framework (SPG to the London Plan)

6.2.29 The Upper Lea Valley Opportunity Area Planning Framework (OAPF) (2013) covers over 3,000 hectares of land covered by the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney and was produced by the GLA. The OAPF sets out the overarching framework for the area which includes the Site. The objectives for the Upper Lee Valley are set out as follows:

- Growth at Tottenham Hale, Blackhorse Lane, Meridian Water in Central Leaside and Ponders End.
- Optimised development and redevelopment opportunities along the A10/A1010 Corridor, in particular the Tottenham High Road Corridor and Northumberland Park.
- Over 15,000 new jobs by 2031 across a range of industries and a green industrial hub creating greater learning and employment opportunities.
- Over 20,100 new well designed homes by 2031.
Full integration between the existing communities and the new jobs, homes and services provided as part of the new developments.
- A Lee Valley Heat Network linked to the Edmonton Eco Park.
- Significant investment and improvements to transport infrastructure, including four trains per hour on the West Anglia Main Line and improvements to help people walk and cycle more easily through the area.
- A fully accessible network of green and blue spaces which open up the Lee Valley Regional Park. The networks between them will be improved benefitting both people and wildlife.

6.2.30 This site sits within the A10/A1010 corridor and in Seven Sisters which the SPG states will be a gateway into Tottenham and the High Road, a key part of the Seven Sisters gateway will be an opportunity for new residential-led development at Apex House". The SPG states that the area is subject to major development proposals, which taken together with the other growth areas, has the potential to improve the social, physical and environmental infrastructure of the A10/A1010 Corridor and to provide homes and jobs. The OAPF recommends clusters of sites that relate to existing centres, destinations, character areas and land uses.

The Tottenham Physical Development Framework (2012)

6.2.31 The Tottenham Physical Development Framework (PDF) was produced by Arup in 2012 for Haringey Council and highlights the scale of the opportunities within the Borough. The document was not consulted upon or adopted by the Council as planning policy and as such has no weight in planning terms. The document identifies Tottenham Green and Seven Sisters is the cultural and civic heart of Tottenham. It notes that the area is becoming known for a high-quality, well-connected public realm providing a welcoming place to do business and socialise throughout the day and evening.

6.2.32 The Framework considers Tottenham as one of London's key areas for growth and regeneration. It is expected that prior to 2025, there will be 5,000 new jobs, 10,000 new homes and more than 1 million sq ft of new employment and commercial space. The aspirations for this area include:

- The creation of up to 700 new homes around Tottenham Green and Seven Sisters Regeneration sites
- Tottenham Green becoming a better destination by improving the civic, cultural and education assets around the Green
- Retention of existing levels of employment, with the potential for increased numbers of start-up companies
- Enhanced public realm and green space
- Enhancing the distinctive retail offer along West Green Road
- Excellent public transport accessibility and new routes on the London Overground

The Tottenham Strategic Regeneration Framework (2014)

6.2.33 The Tottenham Strategic Regeneration Framework (SRF) prepared for Haringey Council sets out the vision for the future of Tottenham by outlining the key strategies that will be used to revitalise the area.

The SRF sets out a future vision for Tottenham that "By the age of twenty, a child born in Tottenham today will have a quality of life and access to the same level of opportunity that is at least equal to the best in London".

6.2.34 The SRF identifies Seven Sisters as the gateway to Tottenham noting that the area is becoming known for high quality, well-connected public spaces providing a welcoming place to do business and socialise throughout the day and evening. Improvements to the streets and the public realm will enhance the atmosphere in existing character areas such as West Green Road and the civic heart of Tottenham at Tottenham Green. This document has been used to inform the emerging Tottenham Area Action Plan which is discussed below.

Proposed uses and tall building

6.2.35 Haringey's Local Plan (2013) identifies the Site as part of the wider regeneration of Seven Sisters. The specific land uses and redevelopment of the site is set out clearly within the emerging Tottenham AAP which identifies the site for residential and town centres uses. The area and site is also identified as an area for growth in both the London Plan and the Upper Lee Valley Opportunity Area Planning Framework. The site lies within the OAPF as defined in the London Plan, and strong policy support for the regeneration of the area follows from this designation. The OAPF policy as well as other London Plan policies and Haringey's Local Plan, amongst other matters support a landmark building on this site and more generally support high density development including tall buildings close to existing rail and Tube stations within the area of the OAPF.

6.2.36 The quantum of residential development proposed, responds to the growing need for new homes (including affordable homes) identified in the Borough by the London Plan, and through the emerging Local Plan and is welcomed. The good accessibility to public transport, the cycle superhighway and proximity to the existing local facilities on Tottenham High Road is considered to represent a sustainable location for new homes. The provision of residential use is welcomed in this growth area, as it makes an important contribution to meeting the Council's London Plan housing target. Private Rented Sector (PRS) residential development is supported by the London Plan to address housing needs and increase housing delivery as is the provision of market housing.

6.2.37 The principle of a landmark building is supported by existing and draft policy subject to detailed consideration, in particular the impact on the historic environment and other surrounding heritage assets. The Tottenham AAP requires that the development of the site allocated will be in accordance with a site-wide master plan demonstrating how a comprehensive development can be brought forward. The development of Seacole Court does not form part of this proposal however the applicant has provided a masterplan showing a complementary re-development of Seacole Court which is considered to satisfy the requirement of the AAP.

Market/Flexible A2 (Financial and professional services, A3 (cafe restaurant, B1(business) use

6.2.38 The site is not within a defined town centre and lies immediately to the south of The West Green Road/Seven Sisters Town Centre, designated as a District centre. The proposal includes 879 sqm of commercial floorspace which can either accommodate a relocated Ward's Corner market if the existing market traders are in agreement or be use as a mix of A2, A3 and B1 uses.

6.2.39 London Plan policies state that retail and commercial development should be focused in town centres and Policy 4.8 gives specific support to markets. The site is on the edge of the district centre, and does not propose significant floorspace that might impact or undermine the vitality or viability of the defined town centre. The NPPF sets a threshold of 2,500 sq m above which an impact assessment is required and the 879 sqm proposed is significantly below this threshold. Ideally a relocated market must be as close as possible to the existing market and provides a relatively unique form of retail which would not raise concerns over its impact on the existing centre. The proposed market use is therefore considered to be in accordance with London Plan and local policies and welcomed.

6.2.40 In the event that the flexible floorspace is occupied by business floorspace, this would be supported by development plan policy. The London Plan seeks to develop and enhance capacity to support local activities (Policy 2.7). The

provision of business space will help achieve the objectives of Policy 4.2, as it will ensure the availability workspace that would be attractive to small and medium sized enterprises.

6.2.41 Haringey Local Plan Policy SP8 states the Council will secure a strong economy and support local employment and regeneration. Policy SP9 states that the Council will seek to address unemployment by increasing the employment offered in the borough. Saved UDP Policy EMP4 state that planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided the redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits and emerging policy DM40 of the Development Management, Development Plan Document (2015) continues this approach.

6.2.42 The proposal would result in the loss of the existing 3,487 sq.m. of office space on the site and the level of jobs provided would be significantly less than can be provided in the existing building. The proposal would provide significant regeneration benefits and is supported by the emerging AAP allocation which does not require re-provision of the existing office floorspace. The proposal is therefore considered acceptable in this respect.

6.2.43 It is considered that the principle of flexible floorspace whether used for town centre or business uses, or a mixture of both, accords with the relevant development plan policies and such uses are therefore acceptable and are welcomed. A financial contribution for the loss of the existing office floorspace is not considered necessary given the site allocation and the level of affordable housing provided.

6.2.44 The development will provide a significant number of new homes that will help to meet the Borough and London's wider housing needs in the future including 59 affordable housing units. The private aspect of the residential development will be for private rent (for a period of at least 10 years) which is welcomed as it will contribute high quality housing to the private sector stock which is a priority of Haringey's Housing Strategy 2009-19 and is supported by the London Plan. S106 obligations will ensure that the rented accommodation is well managed and offers longer term tenancies than usual to provide better security of tenure for future residents.

6.2.45 The proposals are therefore in line with national, London Plan and local policies. The principle of the uses are acceptable subject to further considerations including the design and impact on surrounding heritage which are dealt with below.

6.3 Regeneration

Background

6.3.1 The application site falls within the “top” 6% of deprived Local Super Output Areas in the Country. The 2010 Indices of Multiple Deprivation highlight that deprivation on the basis of access to suitable housing places Haringey in the top 5% of all Local Super Output Areas in the England. The 2011 Census meanwhile indicates that some 74.9% of Households in the area are classified as being deprived having regard to one of the four dimensions of deprivation.

Development Framework for Seven Sisters

6.3.2 The London Plan has identified the area as part of the Upper Lee Valley Opportunity Area. The Opportunity Area Framework, prepared with the Boroughs of Enfield, Hackney and Waltham Forest promotes the creation of 10,000 new jobs and 15,000 new homes in the area. London Plan policy 2.13 and 2.14 supports the delivery of the opportunity area objectives for the Tottenham High Road Corridor.

6.3.3 The key diagram to the adopted Strategic Polices Local Plan Document (2013) identifies the area as a place for growth and change. Although changes to the document have been agreed for publication at Regulation 19 stage the objectives and spatial (growth) strategy remain unchanged.

6.3.4 The Draft Tottenham Area Action Plan, outlines a spatial strategy for Seven Sisters and West Green Road that includes:

New landmark buildings around the station will help communicate the area’s significance as a vibrant district centre, a gateway into Tottenham, and a major transport hub – the latter to be further enhanced through investment as part of London’s Overground network and, in the longer term, Crossrail 2. Further public realm improvements are proposed to help address the current dominance of the heavily trafficked road network.

6.3.5 The AAP site allocation also highlights the role that the site will play in achieving the vision of the area and sets as a clear objective: “A landmark building.” The draft policy site requirements confirm that the site “...is a suitable location for a high quality tall building marking the location of the public transport interchange...” (Policy SS6).

6.3.6 The NPPF sets out the government’s definition of sustainable development. This includes consideration of economic, environmental and social effects and a presumption in favour of “sustainable development.” By way of the Localism Act 2011, Local Planning Authorities are now obliged to consider the economic effects of development.

6.3.7 In March 2014, following a significant consultation exercise (the results of which were summarised in the report “Tottenham Future”) Haringey Council adopted a Strategic Regeneration Framework. Although not planning policy the framework set out a new regeneration vision for the area:

By the age of twenty, a child born in Tottenham today will have a quality of life and access to the same level of opportunity that is at least equal to the best in London.

6.3.8 The Strategic Regeneration Framework (SRF) sets out “seven strategies for success:”

1. World-class education and training – including new schools, better access to apprenticeships and more Tottenham young people attending university;
2. Improved access to jobs and business opportunities attracting major investment and encouraging local business growth to boost employment;
3. A different kind of housing market – improving existing homes and building new, high-quality homes to meet demand at a range of prices and tenures;
4. A fully connected community with even better transport links – continuing to improve rail, Tube and bus links, including making the case for Crossrail 2, as well as opening up Tottenham to more walking and cycling routes;
5. A strong and healthy community – improved healthcare facilities, reduced crime and strong social networks for young people;
6. Great places – putting Tottenham’s character and heritage centre-stage while creating better public spaces to meet, shop and have fun;
7. The right investment and quality development – building partnerships and securing money to achieve these priorities with a focus on high quality design.

6.3.9 The SRF included a Delivery Plan with a focus on four priorities in the short to medium term to deliver the aspirations within the SRF and reflecting the aspirations collected through the ‘Tottenham’s Future’ engagement programme:

1. People: To deliver improved access to jobs and business opportunities; world-class education and training; and a strong and healthy community;
2. Place: Better caring for the place and delivering improved public realm in all of the local centres that comprise Tottenham (including redevelopment of Apex House for mixed-use housing and retail, and move of existing office accommodation to alternative premises).
3. North Tottenham including High Road West, a new stadium/leisure destination and a comprehensive estate regeneration and housing renewal programme; and
4. Tottenham Hale: a key area of opportunity in South Tottenham, building on the delivery of a new station and a range of mixed use development.

6.3.10 The strategy sets out a range of targets, including the delivery of up to 10,000 new high quality homes and the creation of over 5,000 new jobs and 1million sq ft of employment and commercial space by 2025.

Contribution of the Development to Regeneration

- 6.3.11 The Environmental Statement estimates that the construction phase of the development would create 180 construction jobs over the 2.5 year construction period and 279 indirect jobs per year in the supply chain. It estimates a £1.4 m net additional expenditure within local shops and services per annum which would support 10 new jobs. The new workspace could support 70 additional jobs and 25 indirect jobs in the supply chain.
- 6.3.12 If the existing market is relocated this would provide 50 FTE jobs. The option of flexible commercial floorspace could provide between 40 and 60 FTE jobs. This is estimated to result in a further 10 to 20 'spin off' FTE jobs within services and other business in the local area that would support businesses in the new space.
- 6.3.13 The scale of development will provide a significant number of new homes that will help to meet the Borough and London's wider housing needs in the future. The PRS element will provide greater stability and security for occupants and will deliver a significant quantum of new, well managed rented accommodation. In addition, the scale, duration and content of the development, subject to the measures to be secured through a S106 agreement to maximise local employment and procurement, and support construction and service based training programmes, will present opportunities for a significant and direct improvement in the economic wellbeing of the area.
- 6.3.14 Whilst it is impossible to precisely quantify the regenerative impacts (both in financial and non financial terms) of a development. The provision of a significant number of high quality new homes (including affordable housing) and employment opportunities are considered to result in significant, positive economic and social change in the locality. These factors weigh in favour of the scheme but must be considered in the round with the design and heritage impacts of the development.

6.4 Heritage

Background

- 6.4.1 The site is adjacent to the Seven Sisters/Page Green conservation area, with only the existing public toilets and the clock tower included within it. The conservation area forms part of the Tottenham historic corridor which covers an extensive area, stretching approximately 3.7 km between Enfield to the north and Stamford Hill to the south, to signify its importance as a Historic Corridor on the route of the Roman Ermine Street. The corridor is sub-divided into six conservation areas. To the east is the Page Green Conservation Area and to the South is the Seven Sisters Conservation Area.

- 6.4.2 An appraisal of the Seven Sisters and Page Green Conservation Areas was undertaken as part of a wider appraisal of the entire Tottenham High Road Historic Corridor and adopted on the 9th March 2009.
- 6.4.3 The appraisal notes that the Seven Sisters Conservation Area is focussed on the section of the High Road surrounding Seven Sisters Station and includes Broad Lane and adjacent residential streets. Within this area, the High Road is at its busiest and most divisive, and the busy junctions with Broad Lane and West Green Road with Seven Sisters Road have a significant influence on the area's character. In addition, the main entrances to the Seven Sisters underground station on either side of the High Road add considerably to the volume of pedestrian traffic in this area. Seven Sisters has also been earmarked for cross rail which is likely to bring substantial investment and improvement to public transport that could transform the area and its character further to an important multi-nodal hub of public activities.
- 6.4.4 The Council's Urban Characterisation Study states -'Opportunity to mark the important node (where Seven Sisters Road and the High Road meet) with an elegant, slim tower that can successfully mark this activity node. This tower could rise to circa 20 storeys but would need to form part of a lower rise (4-6 storeys) perimeter block and care would need to be taken to ensure wind vortexes are not created around its base, negatively impacting upon the public space.' (November 2015, page 125)
- 6.4.5 Opposite the site, the Wards Corner site has two approved schemes, one that replaces the existing buildings with a new seven storey block, with the upper two storeys set back; and a more recent alternative approval that retains the building with conversion of upper floors. Neither of the permissions have been implemented. Either of the schemes would have a cumulative impact on the heritage assets and their setting and has been addressed as such in the applicant's submission.
- 6.4.6 Immediately to the south is Seacole Court which is a three storey modern residential development and whilst in separate ownership, is likely to come forward for redevelopment in the future. The application documentation illustrates how the proposed development and future development of the site might co-exist.
- 6.4.7 The Seven Sisters/Page Green conservation area is primarily residential in use and Broad Lane and the surrounding streets are fronted by consistent terraces of Victorian dwellings, which provide the area with a degree of uniformity. Page Green Terrace, immediately opposite to the site, is set back from the Road behind screens of vegetation. The mature London Plane trees along this section of the High Road have a formative influence on the areas character and appearance.

- 6.4.8 The building on site is a 1980s three storey brick building with a setback fourth floor. The building addresses the 'apex' of the site with a chamfered edge facing the junction and a clock tower in front of it. Architecturally, the building is of very limited merit and whilst of a scale reflective of its adjacent neighbours, it does little to contribute to the setting of the conservation area. Most importantly, it fails to mark this important retail, transport and public activity node. Given the future relevance of the site, the existing building fails to add to its townscape significance.
- 6.4.9 Opposite the site, on the east side of High Road, just north of Page Green terrace is the Christ Apostolic Church: a two storey red brick building with white rendered detailing and prominent castellated turrets. The church building, which was originally constructed as a Salvation Army Citadel, is adjoined to the north by a single storey hall with a stepped gable. Both the church and the associated hall are locally listed buildings of architectural and historic interest and make a positive contribution to the streetscene. Any development on the site should assess and carefully consider the impacts on the setting of these locally listed buildings.
- 6.4.10 Further north, on east side of High Road, Nos. 220 to 224 High Road, (the former Barclay's Bank) is a Grade II listed building adjoining the south flank of Tesco's. It is a grand three storey corner building, with an additional attic storey with triple dormers with central segmental pediments within a tall slate roof. The classical red brick and sandstone building dates from 1902 and successfully defines the junction of High Road with Broad Lane.
- 6.4.11 The edges of the site, facing the High Road and Seven Sisters Road interfaces with the established Victorian scale, detailing and massing established within the wider conservation area and a new development should address this appropriately. Any new development should also be assessed on the basis of its impact on the Page Green Terrace, Nos 227-249 High Road (Wards Corner), the locally listed Apostolic Church, the statutorily listed Nos 220-224 High Road and the wider setting of the entire Historic Corridor, especially with respect to views from Tottenham Green and further north and south along the High Road. The development is also likely to have an impact on the setting of South Tottenham, Clyde Circus and St Ann's conservation areas along with long distance views from Bruce Castle and Park and Alexandra Palace and Park, views from Markfield Park, the Grade II Listed Markfield Beam Engine and from the Walthamstow wetlands.
- 6.4.12 NPPF chapter 12 'Conserving and enhancing the historic environment' and London Plan policy 7.8 'Heritage Assets and Archaeology' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural

detail. Similarly Local Plan Policy (2013) SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment.

- 6.4.13 Paragraph 129 of the NPPF states that the LPA should assess the particular significance of any heritage asset that may be affected by the development. Paragraph 131-2 states that the LPA should take account of the desirability of sustaining and enhancing the significance of heritage assets and that great weight should be given to their conservation. Paragraph 133 sets out that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 6.4.14 Paragraph 134 of the NPPF sets out that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.4.15 Paragraph 135 of the NPPF sets out that the effect of an application on the significance of non-designated heritage assets should be taken into account in determining applications. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.4.16 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. Emerging policy DM9 of the Development Management, Development Plan Document (2015) continues this approach.
- 6.4.17 There is a legal requirement for the protection of the Conservation Area. The Legal Position on the impact on these heritage assets is as follows, and Section 72(1) of the Listed Buildings and Conservation Areas Act 1990 provides:
- 6.4.18 "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".
- 6.4.19 Section 66 of the Act contains a general duty as respects listed buildings in exercise of planning functions. Section 66 (1) provides: "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.”

6.4.20 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.”

6.4.21 The judgment in the case of 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 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 emphasised 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 strong statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

6.4.22 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.

Heritage Assessment:

Historic England’s view

6.4.23 Historic England has advised that the proposed tall building's relationship to the historic quality of the Tottenham High Road is of particular concern. It sets out that *'there is a notable impact given in the Townscape, Heritage and Visual Impact Assessment as Local View 05 looking south from Broad Lane. This takes in Page Green Common, home to the seven trees thought to commemorate the eponymous Seven Sisters, a site which contributes to the significance of the Seven Sisters and Page Green conservation area.*

6.4.24 *The attractive terrace of two storey houses seen across the Common also contributes to the quality and character of the area. The oblique angle from which the proposal will be seen shows the bulk of the building, and causes a harmful contrast in scale and character between the established historic environment, and the proposed new construction.*

6.4.25 *According to the terms of the NPPF, in order for this harmful impact to be justified there must be sufficient public benefits brought about by the proposals to outweigh the desirability of preserving the significance of the Conservation Area. We recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.'*

6.4.26 Heritage England's response does not categorise the harm identified as either substantial (in which case the necessity test applies) or less than substantial (in which case the public benefit test applies). It is however assumed that because the letter refers to the public benefit test that Heritage England's assessment is one of less than substantial harm. The Council's Conservation Officer considers that the harm caused by the proposal is less than substantial and that accordingly the proper assessment (see above) is one of public benefit.

Mayor of London's view

6.4.27 The GLA's Stage One report noted that *the current building is considered to detract from the character and appearance of the Conservation Area, and it is noted that the Council's Conservation Area Appraisal makes no reference to the building or the clock tower. Its demolition is therefore supported.* The impact of the replacement buildings, and in particular the 22 storey building, on the Conservation Area and the locally listed buildings within it is illustrated in Local Views 1, 2, 4 and 5 in the applicant's THVIA. This demonstrates that the building will have some impact, since it is of a greater height compared to the lower rise, horizontal emphasis of the Conservation Area. In views from north and south within the Conservation Area the building will appear as a tall slender form, marking the junction of two major roads, as well as Seven Sisters Station. As discussed below, it is also recognised that there is justification for a tall building in this highly accessible location within the Opportunity Area. Although the building is visible in the town centre the setting of the Conservation Area, the

setting of the locally listed buildings, and the setting of the Grade II listed former bank.

6.4.28 The GLA do not consider this to harm the significance of these heritage assets. The tower is well proportioned and the architectural detail well considered. Notwithstanding the comments in paragraphs 44-53, the proposed building has a good relationship to the ground floor, clearly marks the station, and does not dominate the setting of the Conservation Area or listed buildings, unlike the current building, which is considered to be harmful to those settings. In coming to this conclusion, GLA officers have taken account of the strong presumption against granting permission that would harm the character or appearance of the Conservation Area, and have placed considerable importance and weight to the harm caused to the setting of the listed buildings.

6.4.29 The application has also been considered by the Council's Principal Conservation Officer whose assessment is set out below.

Principle of demolition

6.4.30 Given the building's limited or nil contribution to the setting of the various heritage assets, there would be no objection to its demolition from a conservation point of view. Any future development should enhance the setting of the conservation area and its wider context along with creating a strong townscape feature that would aptly highlight this important node and hub of public activities.

Impact of a tall building on the various Heritage Assets

6.4.31 In terms of the historic environment, a tall structure at this location would undoubtedly have an impact on the setting of the various designated, non-designated heritage assets as well as their setting. Guidance published in March 2015 by Historic England states- 'In the right place well-designed tall buildings can make a positive contribution to urban life. Past examples show us that they can be excellent works of architecture and some of the best post-war examples of tall buildings are now listed.'

6.4.32 Based on the understanding of local context by the applicant, such as urban grain, significant views and materials along with the Council's own documents such as the Conservation Area appraisal and the Urban Characterisation Study, it is considered that a tall building at this location could enhance the historic townscape of the area, anchoring the historic High Road to an important node that would be a pivotal hub of activities for this part of the borough.

Impact of the development on the immediate setting of the Seven Sisters/Page Green, South Tottenham and Clyde Circus conservation areas

- 6.4.33 Within the immediate setting the proposed scale and massing of the development would have an impact on the views and setting of the conservation area as well as the setting of the listed bank and the locally listed buildings. However, the shape of the block and elevation details means that the block would have differing levels of impact when viewed from different locations and distances.
- 6.4.34 At the base, the proposal would introduce a scale that is unprecedented within the existing scale of the conservation area. As such this would not be considered to preserve the setting of the conservation area or the listed and locally listed buildings and would cause less than substantial harm. However, at present, whilst an extremely prominent corner, the site has no significant architectural focal point and lacks 'legibility' and does not contribute to the setting of the heritage assets or the historic corridor. The new development would, by virtue of its scale and design, create an anchor point on the High Road that would 'highlight' the pivotal node that Seven Sisters is likely to become in the future. As such the Conservation Officer sets out that this would be considered a significant heritage benefit that would overcome the less than substantial harm to the setting of these heritage assets.
- 6.4.35 Along Seven Sisters Road, the impact of the north elevation facing the street is much larger in scale compared to the established three storeys terraces and blocks. Here, the development is considered to cause some harm to the setting of the Seven Sisters/Page Green as well as Clyde Circus conservation areas.
- 6.4.36 It is considered that this harm is mitigated by creating a seven storey block and setting back the upper two storeys- so that the structure recedes sharply from 23 storeys to an apparent height of five storeys (with the additional two storeys set behind). This transition creates a visual hierarchy with the established local townscape and is consistent with the approved Wards Corner redevelopment proposal on the site immediately opposite. The proposed materiality with contrasting palettes further articulates the facade. Overall, whilst the northern elevation would cause some harm to the setting of the conservation areas at its base, the transition in heights (including that established by the approved Wards Corner scheme) allows the impression that 'one is approaching an important node' creating an interesting townscape skyline that would ultimately enhance the setting of this part of the Seven Sisters/Page Green and Clyde Circus Conservation areas and would overcome the less than substantial harm to the setting of these heritage assets.
- 6.4.37 The east elevation fronts the High Road and given its width and overall height, would perhaps have the most impact on the setting of Page Green terrace as well as the Victorian two storey terraces along Broad Lane within Seven Sisters/Page Green Conservation Area. These parts of the conservation area are relatively quiet and residential and the development introduces a building of a scale that is significantly different to the existing. As such the development at this

location, opposite Page Green terrace and from the backdrop of the terraces along broad Lane (View 05 in the applicant's statement) would cause harm to its setting. Given the width of the High Road opposite Page Green terrace and the distance of the main tower from Broad Lane and South Tottenham, this harm is nevertheless considered to be less than substantial.

6.4.38 To mitigate this harm, the elevation has been broken down through the changing materials and differing depth, height and proportions in an attempt to resemble a cluster of blocks. By playing with the heights, materials and depth, the resulting elevation would suggest a group of towers- emerging at a distance in a town centre node. The impact of the tower(s) on Page Green terrace would also be partly mitigated by the London Plane Trees along the High Road, as they would continue to be prominent within the immediate setting of the terrace. In addition, the townscape benefits arising from the demolition of the existing building and its replacement with a landmark building of high quality design and its associated public realm benefits, would overcome the less than substantial harm to the setting of these parts of the Seven Sister/Page Green Conservation Area.

6.4.39 The west elevation is an internal elevation when viewed at a lower level at short range, although it will be visible at a higher level from the local area, and will result in a change to these views and will be also viewed from the surrounding area in longer range views outside of views from within the Conservation Area with some distant views from Alexandra Palace. The elevation on Stonebridge Road is primarily that of a domestic scale with townhouses along it. The impact of this elevation on setting of the Seven Sister/Page Green and Clyde Circus conservation areas would be negligible and would be overcome by the townscape benefits of the scheme. The south elevation would only have a visual impact on the setting of South Tottenham Conservation Area. Given the distance, this would be negligible and would be overcome by the townscape benefits of the scheme.

Impact of the tall building on the wider setting of the historic environment: including Historic High Road, Bruce Castle Park and Alexandra Palace Park

6.4.40 The northern elevation, when viewed from the High Road looking south, appears slim and sleek and would enhance the setting of the conservation areas. The linear elevation of the tower at this edge provides a sharp frame, mainly in glass, resulting in an elegantly designed tall structure that enhances the setting of the Historic High Road. This is also appreciated in long distance views from further north, such as Tottenham Green and Bruce Grove conservation areas. It also creates a legible landmark at this important location, terminating the southern edge of the retail parade of the High Road which continues northwards along Tottenham Green and Bruce Grove. As such the proposal would enhance the setting of the historic corridor and the conservation areas along it.

6.4.41 The block would also have a visual impact on the setting of the St Ann's and South Tottenham Conservation Areas. The tower would also be visible in long

distance views from Bruce Castle Park and Alexandra Palace Park. However, given the distance this impact would be negligible and would be overcome by the townscape benefits of the scheme.

Impact of the public realm

6.4.42 At the base of the tower the public realm proposed as part of the development would also have a significant and positive impact on the conservation area – building on recent changes as part of the Cycle Superhighway. Whilst high quality materials and landscaping would be pertinent, it is considered that the proposed public realm works outlined in the application are a vast improvement to the existing and would significantly enhance the setting of the conservation area at this junction.

Conclusion

6.4.43 The scale and massing of the proposed block would undoubtedly have a harmful impact (albeit less than substantial) on the immediate setting of the heritage assets within its vicinity including the local listed buildings, Seven Sisters/Page Green and Clyde Circus Conservation Areas. It would also have visual impact on the setting of St Ann's, Bruce Castle Park and Alexandra Palace Park Conservation Areas. However, the building has been designed to a high quality, in particular the 'point block' nature of the north elevation appears an elegant structure within the skyline. At the base, the receding heights along Seven Sisters Road and the varying depths and heights of the block, creating a block of buildings on the east elevation along High Road, mitigates the impact of the scale of the proposed structure. Additionally, the creation of a legible landmark to aptly anchor the High Road to an important node that would enhance the setting of the heritage assets would provide significant townscape and heritage benefits that would outweigh the less than substantial harm caused by the proposal.

6.4.44 Historic England's concerns are noted and applying its guidance it is considered that overall, whilst the proposal would lead to less than substantial harm on the setting of heritage assets, the scheme would also lead to significant townscape and heritage benefits that would ultimately enhance their setting. As set out in the NPPF paragraph 134 where a development proposal would lead to less than substantial harm the public benefits of the proposal should be weighed against this harm. The overall effect of balancing both the harm caused and heritage and benefit derived, leads to an overall heritage assessment of less than substantial harm which is outweighed by the townscape benefits of the proposal. In making this assessment great weight has been given to the preservation or enhancement of the heritage assets as per the Council's statutory requirement. The proposal is therefore considered acceptable in heritage terms subject to conditions on materials including those proposed for the public realm and landscaping and a section 278 agreement for public realm works.

6.5 Design, density and visual impact

Density

- 6.5.1 London Plan policy 3.4- Optimising Housing Potential states that taking into account local context and character development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. The site is within an urban location where the density matrix sets a guideline of 200-700 habitable rooms (or 70-260 units) per hectare on a site such as this where the PTAL is 6.
- 6.5.2 The density proposed is 417 (163 units /0.39 Ha.) units per hectare and 1,192 (451/ 0.39) habitable rooms per hectare which exceeds the 70-260 u/ha and 200–700 hr/ha set out in the London Plan. Exceeding the density matrix does not mean that the development is automatically inappropriate for the site. In this regard the Mayor's Housing SPG states that exceptionally, higher densities on individual developments may be acceptable where these can be clearly and robustly justified by local circumstances. They must be tested rigorously, taking account of different aspects of 'liveability' related to proposed dwelling mix, design and quality, physical access to services, long term management of communal areas, and the wider context of the proposal including its contribution to local 'place shaping' as well as concerns over 'place shielding'. It is particularly important to take account of its impact in terms of massing, scale and character in relation to nearby uses, and design should be exemplary.
- 6.5.3 In this instance the proposal is located in a highly accessible location, directly next to Seven Sisters Underground station and has been specifically designed for rental meaning there will be good long term management of communal areas. It is considered to provide a good standard of accommodation with generous room sizes and good quality communal areas including private terraces, a resident's lounge and gym. The proposal therefore can be considered acceptable if it has an acceptable impact on neighbouring occupiers and is in keeping with the scale and character of the surrounding area through exemplary design. As set out below officers consider that through the detailing of the scheme the design is exemplary and has an acceptable impact on the neighbouring occupiers and is in keeping with the character of the surrounding area. These matters are dealt with below.

Design Policy

- 6.5.4 The Council insists on high quality design. In accordance with government guidance in paragraph 64 of the NPPF, design should be high quality and take the opportunities available for improving the character and quality of an area and the way it functions. SP11 and sets out the Council's approach to ensuring that design in the borough is of the highest possible quality as well as being

sustainable and conserving the borough's heritage. SP11 sets out the Council's general policy on design, which is that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

6.5.5 With regard to Tall building SP11 states that they will be assessed against the following criteria:

- an adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;
- assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;
- compliance with the Development Management Policies criteria for Tall and Large Building siting and design;
- compliance with all the relevant recommendations as set out in CABE / English Heritage "Guidance on Tall Buildings", 2007.

6.5.6 Policy AAP 6: 'Urban Design and Character including Tall Buildings' of the emerging Tottenham Area Action Plan deals with the issue of tall buildings and urban character. It establishes the principle that building heights need to respond to the existing street hierarchy. It asserts that buildings should be taller on main streets and within town centres and decrease gradually as you move away. This is considered a key component in creating legible neighbourhoods and places which is a key objective of the Tottenham AAP. This approach is also in line with Policy DM6 of the draft Development Management DPD.

6.5.7 AAP 6 states that taller buildings will be appropriate along (parts of) Tottenham High Road and Seven Sisters Road. The appropriate height of development sites within Tottenham will be guided by the principles in Local Plan Policy DM1, and DM6, the reorientation of Tottenham Hale from an urban to a central area, the policy below, and the Site Allocations included in the Neighbourhood Areas Chapter.

6.5.8 DM1 of the emerging development management policies DPD contains the "Haringey Development Charter. This seeks to ensure that new development meets a number of requirements:

All development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- Relate positively to neighbouring structures, new or old, to create a harmonious whole;*
- Make a positive contribution to a place, improving the character and quality of an area;*
- Confidently addresses feedback from local consultation;*

- d. *Demonstrate how the quality of the development will be secured when it is built; and*
- e. *Are inclusive and incorporate sustainable design and construction principles.*

6.5.9 The policy is accompanied by a suite of design standards covering the character of the development, privacy and amenity considerations and landscaping. DM2 seeks to ensure new developments are safe and accessible and promote wider use by everyone. DM3 provides a policy framework for the delivery of public art within the public realm and for the creation of accessible and well managed private open space within development. DM6 'Building Heights' expects building heights to be of an appropriate scale which respond positively to the site's surroundings, the local context, and the need to achieve a high standard of design. Proposals for taller buildings that project above the prevailing height of the surrounding area must be justified in community benefit as well as urban design terms. It states that tall buildings will only be acceptable in areas identified on Map 2.2. The Map (as expected to be updated to correct the accidental omission of the site and to accord with the Urban Characterisation Study and Policy SS6)) identifies the site as suitable for a tall building. In addition DM6 states that tall buildings should also act as landmarks, identifying locations of civic importance, major public transport interchanges, and areas of high visitation. They should also be elegant and well proportioned, and visually interesting when viewed from any distance or direction; and positively engages with the street environment.

6.5.10 Good design is also central to all objectives of the London Plan and is specifically promoted by the policies contained within chapter seven, which addresses both general design principles and specific design Issues. London Plan Policy 7.1 sets out a series of overarching design principles for development in London. Other design policies in this chapter and elsewhere in the London Plan include specific design requirements relating to maximising the potential of sites, the quality of new housing provision, tall and large-scale buildings, built heritage, views, and the public realm. New development is also required to have regard to its context, and make a positive contribution to local character within its neighbourhood (Policy 7.4).

Townscape and Visual impact assessment

6.5.11 At 23 storeys the proposed tower building is of considerable scale and height. The Environmental Statement accordingly includes a landscape and visual impact assessment which follows the approach recommended in the Guidelines for Landscape and Visual Impact Assessment by The Landscape Institute and Institute of Environmental Management and Assessment. The Assessment draws on the London View Management Framework SPG (Mayor of London, 2012) and Guidance on Tall Buildings (English Heritage and CABI, 2007). It also reflects advice from Historic England (formerly English Heritage) on Seeing the History in the View – Managing Significance in Views (2011).

6.5.12 The Council has adopted Supplementary Planning Guidance (SPG) 1c Strategic Views. The SPG provides detail on the protection required for the strategic views between St Paul's Cathedral and Alexandra Palace. It identifies four zones of the strategic view for protection: the Viewing corridor; the wider setting; the mid-ground; and the foreground. The application site falls outside all four of these zones.

6.5.13 The ES has assessed the visual impact of the Proposed Development from 23 positions. These include 7 local views and 16 distance views at different times of the day. The short range views are taken from:

- South along Tottenham High Road (from southernmost tip of Tottenham Green)
- South along Tottenham High Road (from the intersection with Broad Lane)
- Northeast along Seven Sisters Road (from Seven Sister's train station exit)
- North along Tottenham High Road Rendered
- South from Broad Lane looking over residential terraces Rendered
- North east from the intersection of Seven Sisters Road and St Ann's Road
- North from the intersection of Tottenham High Road and St Ann's Road

6.5.14 The assessment of the short range views find the impact to be largely positive with the only minor negative impact when the proposal is viewed south from Broad Lane looking over residential terraces, aligning with the Conservation Officer's assessment of less than substantial harm. The applicant's assessment notes that "from this position the eastern side of the Proposed Development would be highly visible, marking the centre of Seven Sisters. It contrasts sharply with the scale, horizontal line and domestic character of the houses in the foreground, but is of sufficient distance not to dominate the houses or to affect their amenity. The tiered articulation of the building, stepping away as it rises, provides a satisfactory composition akin to a cluster of four towers. This helps to offset concerns about the building's bulk or proximity".

6.5.15 The long range views are wide ranging and taken from the following locations:

- Tottenham Green north west corner, junction of Philip Lane and Town Hall
- High Cross Monument, at the junction of the High Road with Phillip Lane
- Watermead Way bridge over Lee Valley Railway
- Forest Road, close to junction of Blackhorse Lane
- From within Walthamstow Wetlands
- From Clapton Common
- From the Stamford Hill crossroads
- Ermine Street (A10) corridor

- From Stamford Hill Station (from the ticket hall above the eastern platform)
- Seven Sisters Road (halfway between Woodberry Grove and Amherst Park)
- From the pedestrian bridge over Harringay Station on the east coast main line
- Pemberton Road
- St Ann's Road in the vicinity of Chestnuts Park and St Ann's Hospital
- West Green Road at West Green
- Western side of Downhills Park, beside Belmont Road from within the park
- From terrace in front of Alexandra Palace

6.5.16 The assessment of the long range views find the impact to be nil or negligible so its impact would not extend far beyond the immediate area around the site.

6.5.17 The applicant's assessment concludes that *"The photomontages demonstrate that the Proposed Development contributes to the identified Strategic Townscape and Visual Objectives and thereby has the potential to form a positive change in the townscape. The overall effect is to preserve, and in some views enhance, the character and appearance of the Tottenham High Road conservation areas, It will enrich the townscape and skyline by replacing the current Apex House with a building of demonstrable architectural merit and one that will make a very positive contribution at pavement level. The settings of designated and undesignated heritage assets have been examined, especially those of the Seven Sisters/Page Green and Tottenham Green Conservation Areas. Their significance would be unharmed by the introduction of the Proposed Development. The setting of the nearest listed building, the bank on the corner of Broad Lane, will not be adversely affected, nor will the settings of locally listed buildings in the vicinity of the Site."*

6.5.18 The conclusions of the applicant's assessment on views is accepted by officers. The project will result in obvious change to the appearance of the site in surrounding streets, which when considered in the round is positive. The physical impacts of that on amenity are considered separately (as are the impacts upon microclimate). The proposed development will significantly enhance the legibility of the area and reflects the scale and extent of ambition for the area contained within the adopted and emerging policy for the area and the potential impact is recognised and reflected in the quality of the proposed architecture, in accordance with adopted and emergent design policy requirements.

Quality Review Panel

6.5.19 Haringey's recently established Quality Review Panel (QRP) has considered the development proposals on two separate occasions 13th May and 19th August 2015. The panel's comments are reproduced in full in the appendices;

the panels review in 19th August 2015 are nevertheless also set out and addressed below.

QRP Comments	Response
<i>Scale and massing</i>	
<p>At the previous review, the panel expressed concerns that the development would appear as a slab block in views from Seven Sisters Road. This aspect of the scheme remains unchanged.</p>	<p>This concern is noted however the applicant has nevertheless articulated an alternative position which reflects the aspirations for the design and relates this to the quantum of new homes (including affordable homes) included. The development requires this depth and height at the rear otherwise the main tower would need to increase in height.</p>
<p>Whilst the panel supports the principle of a tall building on this site, it thinks that the scheme as a whole represents overdevelopment of the site.</p>	<p>As set out above the density is outside the range set out in the London Plan but given the high accessibility and the provision of PRS which will be well managed the proposal is not considered to result in overdevelopment.</p>
<p>For example, the panel's previous concerns about creating a human-scaled base to the development have not been addressed. In particular the panel is concerned about the 'wall like' appearance of the building from surrounding streets due to the length and height of the facades.</p>	<p>The AAP allocation includes Seacole Court and requires a site wide masterplan demonstrating how a comprehensive development can be brought forward. The proposal includes an indicative design proposal showing how the larger scale redevelopment of Seacole Court would integrate with the proposed building and neighbouring buildings without raising any significant design concerns. Therefore this element of the design is not considered to set an unwanted precedent.</p>
<p>In addition, the panel is also concerned that the 7 to 8 storey height of the lower portions of the building may set an unfortunate precedent for Seacole House.</p>	<p>The first floor residential units would have winter gardens which will afford views onto the tree canopies while mitigating against pollution from the high road.</p>
<p>The panel also notes that the quality of environment on the terrace facing Tottenham High Road would be improved if this were one floor lower, allowing views into the canopy of existing trees, rather than above them.</p>	<p>As part of their Environmental Statement the applicant has provided a Townscape, Heritage and Visual Impact Assessment which has been considered above.</p>

information was not presented.	
There was also a lack of information to demonstrate how the development will preserve and enhance the character of the Seven Sisters Conservation Area.	Further to their Townscape, Heritage and Visual Impact Assessment and provided a heritage statement to provide further scrutiny of the close-range heritage impacts. This identifies some harm to the conservation area but considers it be outweighed by the benefits of the design of the proposal.
<i>Microclimate</i>	
Wind analysis has informed detailed design development since the previous review – for example using projecting balconies and canopies at first floor level to mitigate downdraughts.	The applicant has carried out extensive modelling and the screen, amongst other measures are necessary to provide sufficient mitigation.
A 'wind screen' is also proposed between the tower and lower block on Seven Sisters Road.	The flats closest to the wind screen would be dual aspect with windows in the north and west elevations. It is noted that there are single aspect flats further along the building where the bedrooms will look onto this screen. Given the screen is north of these windows and the living areas are not likely to be affected then the quality accommodation will be good quality.
This screen would block views from single aspect units facing towards it, and the panel think other means of mitigating wind conditions associated with the tall building should be explored.	
For example, a less narrow gap between the tall building and 8 storey block on Seven Sisters Road, may create less of a wind tunnel effect.	
It would also be helpful to show analysis of wind conditions on balconies, to demonstrate that these will provide genuinely usable outdoor space.	The results of the assessment of the roof terraces showed that these were largely within the comfort criteria for sitting and standing, especially on roof terraces 1 and 2 (refer to the report for details). The assessment did identify areas of increased windiness on roof terrace 3. However, with the benefit of mitigation in the form of glass screens on the balcony edges, the results of the wind assessment for safety indicate that wind conditions remained safe for all the roof terraces.
It will be essential that the development goes beyond the standards of wind safety assessments to ensure that there will be a pleasant, comfortable environment for people walking or sitting at street level.	The submitted Wind Mitigation Report also demonstrates that balconies have been tested at all levels to confirm that they meet the comfort and safety criteria and can therefore be used as genuine outside space for future residents.

<p>The panel recommends that the planning authority should obtain an independent expert assessment of wind conditions for Apex House, to advise on the issues above.</p>	<p>Noted, an independent review and further wind modelling has resulted in a change to the wind mitigation proposals these now comprise a screen between the two Apex House building elements, a glazed screen to Apex House at ground floor level and the addition of a small wind screen to the proposed Wards Corner building. With these amendments the proposal is considered acceptable.</p>
<p>Residential accommodation</p>	
<p>The scheme includes a relatively high proportion of east or west facing single aspect flats, and overheating may be a problem for these, as they will not benefit from cross ventilation.</p>	<p>There are some single aspect units and overheating has been raised as a concern by the Council's Head of Carbon Management and the GLA but further information has been provided to address these concerns.</p>
<p>Whilst recognising that Haringey's policies do not demand dual aspect for east or west facing flats – the panel notes its view that single aspect flats should be avoided.</p>	
<p>Additional modelling could help to shade the facades, but high performance glazing may also be required.</p>	<p>Following the applicant's response to overheating concerns it was found that no further modelling or mitigation was required.</p>
<p>Commercial space</p>	
<p>A single storey, double height commercial space is proposed, stretching back into the centre of the Apex House site.</p>	<p>The commercial space is proposed to allow for the replacement of the existing market at Ward's Corner. If the market is not re-located then it would become a mix used employment use. An employment use is important to replace the existing employment floorspace and ensure an economically active ground floor to the street - so as to contribute positively to the town centre/locality. This is considered, on balance, to be preferable to further private amenity space.</p>
<p>Whilst the aspiration to create a mixed-use development is positive, the panel continues to think this would be at the expense of maximising the quality of the development for residents.</p>	
<p>For example, if the commercial space was omitted, it would allow for the creation of a shared private garden for residents.</p>	
<p>The commercial space also continues to lack a prominent street entrance.</p>	<p>The commercial space would have entrances on Seven Sisters Road and Tottenham High Road and access from the courtyard so would have a good street presence.</p>
<p>If the commercial space could be accommodated at the base of the</p>	<p>The ancillary residential space at ground is a vital part of the amenities offered to</p>

residential buildings, this could address both the prominence of its entrances, and free the courtyard for use by residents.	residents. This includes a large residential lounge, gym and concierge as well as a small commercial space.
However, if this is not possible, because of the demands of tall buildings on ground level accommodation, the panel think it would be preferable to omit the commercial space.	The commercial space required is considered to make an important contribution to the street around the building's perimeter. It also has potential role in meeting employment space aspirations for the area and could become a new location for the indoor market.
<i>Architectural expression</i>	
Design development in terms of architectural expression has taken place since the previous review, and the panel supports the choice of brick and some aspects of the detailed façade design.	Noted.
However, this work has primarily focused on the upper storeys of the building, and the panel think the lower storeys deserve equal consideration – determining the quality of the development at street level.	Following QRP comments detailed studies of the facade across the entire building, were submitted with the application, which show that the lower portions of the building have been given equal consideration and would have attractive detailing as shown in the proposed 3D images. The ground floor is articulated with a colonnade which frames the public activities that take place within the building.
Metal cladding to the north and south elevations may look flat and featureless.	The applicants considered the metal cladding important in further articulating the facade. Officers accept this view.
The panel also thinks that the stack of projecting balconies now proposed, is less successful in articulating the east and west slab block elevations.	The projecting balconies appear on the West/ East facades in one location only in order to help define the different heights as well break down the massing of the building
Involving an artist could bring fresh thinking to decisions about materials and colour.	The applicant is looking to involve a local artist in the design of the wind screens would welcome this as a condition.
<i>Landscape and street design</i>	
Some further information was provided at this review on landscape design, however the panel continue to think that further information on this should be provided.	Further details have been provided in the design and access statement submitted with the application. This sets out in detail how the applicant has approached the design of the public realm to create a

<p>The quality of environment created at street level will be essential to the success of the scheme, as a focal point for Seven Sisters, next to the underground station.</p>	<p>vibrant, attractive area as a southern anchor point to the High Road.</p>
<p>Landscape design for this scheme should include improvements to the pedestrian crossing towards the station – as part of a generosity towards that wider area that should be expected of any tall building proposal.</p>	<p>Works are currently underway for the Cycle Superhighway which will result in changes to the junction of the High Road and Sevens Sisters Road opposite the site.</p>
<p>The mature trees on the High Road are a valuable asset but the panel is not convinced the scheme is makes the best use of these. For example the tree top level terrace could sit lower to enjoy the trees around, rather an above as now proposed.</p>	<p>As set out above the first floor residential units would have winter gardens which will afford views onto the tree canopies while mitigation against pollution from the high road.</p>
<p>Planning officers should also assure themselves that adequate root protection area will be achieved, to ensure the trees survive construction of the scheme.</p>	<p>The Council’s Tree Officer has raised no objections subject to a tree protection method statement. This will ensure the trees are adequately protected during construction.</p>
<p>Seating is proposed towards the High Road, but this location next to a busy road, east facing so shady in the afternoon and evening, may not be a pleasant place to sit.</p>	<p>As set out below the proposal includes a quieter courtyard away from the high road, more detail has been provided including visualisations of the area onto the High Road. These show that the planting and trees could provide relatively secluded seating areas close to the building.</p>
<p>Where planted roofs are proposed, more detailed information will be needed to demonstrate the extent to which planting will be feasible.</p>	<p>These details will be conditioned to ensure the planting scheme in appropriate for these locations.</p>
<p>Further detail is also needed on the design of the ground level courtyard, provision of play space, and residential amenity space at all levels of the scheme.</p>	<p>Further details have been provided of the courtyard including the surface treatment and street furniture. The play spaces are set out on the deck level and designed to provide distinct formal an informal play areas which sit comfortably with the general areas of open space.</p>
<p>In terms of soft landscape, the panel would encourage abundant floriferous planting.</p>	<p>The final details of the landscaping will be secured by condition.</p>
<p>Summary</p>	

A significant number of strategic issues raised at the previous Quality Review Panel meeting to discuss this scheme remain to be addressed. Whilst progress has been made in terms of materials and construction, internal layout and wind analysis, the panel continues to have concerns about fundamental aspects of the scheme, including its scale and massing, microclimate, quality of residential and commercial accommodation, and landscape design. These issues will need to be addressed before the panel would support a planning application for this development. More detailed comments are provided below, and comments made at the previous review that remain relevant are repeated for clarity.

Accessibility

6.5.20 Local Plan Policy SP11 'Design', Saved UDP Policy UD3 'General Principles' and emerging Development Management Policies DM2 'Accessible and Safe Environments' all support and encourage accessible and inclusive design. London Plan Policy 7.2 'An Inclusive Environment' is to ensure that proposals achieve the highest standards of accessibility and inclusion.

The proposal has been designed to ensure that all units meet Lifetime Homes Standards and 10% are wheelchair accessible. The public realm around the site has been designed to be inclusive, provide physical accessibility to people of all ages and those with disabilities. All space and routes will be illuminated with tactile paving to assist those with impaired sight. Gradients of all paths will be less than 1 in 20 to avoid the need for ramped access. Street furniture has been located to avoid clutter or obstruction. The proposal is therefore considered to comply with the above policies.

Public Realm

6.5.21 In respect of the public realm proposed within the site the QRP noted that the quality of environment created at street level will be essential to the success of the scheme, as a focal point for Seven Sisters, next to the underground station. This is consistent with Policies SP11 and draft policy DM1 of the Local Plan. The applicant has responded advising that there is a mixture of high quality seating and landscape furniture throughout the development including within the quieter courtyard away from the High Road. With regard to the soft landscape more detail has been provided including visualisations of the area onto the High Road. These show that the planting and trees could provide relatively secluded seating areas close to the building which with further details of the planting could provide a high quality and useable public realm. Further details have been provided of the layout and design of the internal courtyard and deck level terrace. The plans show a central seating area within the courtyard which will give the courtyard a human scale and provide areas for children to play under supervision. The layout would also facilitate external use by patrons of the market or office use but would be at a

scale that would still be attractive to residents. The roof terraces would be laid out to provide separate areas for under 5 and over 5 play and landscaped areas for casual use which will be enclosed by planters and furniture.

- 6.5.22 Overall the proposal public realm around the site is considered to have responded to the concerns of the QRP and would provide high quality and useable spaces for residents and patrons of the commercial uses without compromising either of these users.

Design conclusion

- 6.5.23 The visual and townscape assessments accompanying the application demonstrate that the scale of development proposed within the application will have a significant impact on the appearance of the area locally but in the round will have a positive impact by enhancing the legibility of the area.
- 6.5.24 The quality of the design has been considered by officers in addition to the QRP and GLA. A significant number of responses to the consultation exercise have also highlighted the design, scale, and impact of the proposed development. As set out above through the pre-application phase, the QRP raised a number of concerns in relation to the quality of the design. The applicant's submission has sought to address many of these concerns. The requirement in the Mayors SPG and of policy (including SPG) is that the height and scale of the development must be fully justified – particularly where densities within the London Plan density matrix are exceeded. The applicant has considered other options that would enable the development outcomes expected by the current application to be achieved – but concluded with officers that the requirements for additional height that would be required to provide a similar number of new homes, and maintain the affordable housing commitment, would be undesirable.
- 6.5.25 Considering all of the matters carefully, and balancing the design response with the aspirations of policy for the site, for Tottenham and Seven Sisters and for meeting housing need through a range of housing types – including affordable housing officers consider that the proposals can be considered to satisfy the policy objectives for design, height, scale and density in this location. At the pre-application stage, the QRP were not satisfied with the depth and massing of the building and the relief of the flank elevations and their concerns with the footprint of the buildings have not been directly addressed. The application has nevertheless been accompanied by further assessment and refinement in response to the QRP comments – and technical concerns. The QRP's view is different to the conclusions of the GLA at stage 1 and officers are also satisfied that, on balance, the proposals demonstrate compliance with design policy. As noted by the QRP the quality of detailing in the proposal is considered to be high quality and the design is considered to

preserve and enhance the conservation area. The scheme also provides safe and accessible buildings and open spaces.

- 6.5.26 Although significant objection has been received concerned with the height, scale and design of the scheme on the basis of the Local Planning Authority's assessment of the design merits, the scheme is considered to demonstrate high quality design as required by existing and emerging development plan policies and is therefore acceptable.

6.6 Affordable housing, mix and quality

Affordable Housing

- 6.6.1 The London Plan through Policy 3.11 seeks to maximise affordable housing provision across London and seeks to provide an average of 17,000 more affordable homes per year up to 2031 and requires 60% of affordable housing to be for social and affordable rent and 40% for intermediate rent or sale.
- 6.6.2 London Plan Policy 3.12 notes that in negotiating affordable housing on individual private housing and mixed use schemes Local Planning Authorities "should take account of their individual circumstances including development viability, the availability of public subsidy, the implications of phased development including provisions for reappraising the viability of schemes prior to implementation ('contingent obligations'), and other scheme requirements".
- 6.6.3 Haringey Council's affordable housing policy is contained in Policy SP2 of the adopted strategic policies DPD (2013). This requires that the subject to viability schemes meet the 50% affordable housing borough wide target. The alterations to the Strategic Policies DPD, considered by Full Council in November, propose reducing this requirement to 40%, based upon evidence of development viability. The NPPF re-affirms the government's commitment to ensure that obligations imposed by the planning process do not threaten the deliverability of sustainable development proposals.
- 6.6.4 The proposal provides for 59 affordable rented units or 181 Habitable rooms out of a total of 463. All of these would be affordable rent. Consisting of a mix of 1, 2 and 3 bedroom flats and 4 Townhouses with the flats located on the lower floors of the tower and in the 7 storey block facing onto to Seven Sisters Road and the townhouses set along Stonebridge Road.
- 6.6.5 The number of affordable units provided equates to 39% based on habitable rooms. This is below the adopted Local Plan and London Plan target borough wide target of 50% but close to the 40% target within draft Policy SP2 contained in the proposed Alterations to the Strategic Policies Local Plan. The applicant has accordingly submitted an economic viability assessment to justify the level of on-site affordable units offered. The Council has appointed Carter Jonas to provide

expert, independent advice on development viability in this case. They have provided a report to the Council which confirms that the proposed development provides the maximum level of affordable housing that the site can viably support.

- 6.6.6 Concerns have been raised that the affordable rented housing is not truly 'affordable'. The housing mix and rent levels on the Apex House site were set in negotiation with the council as part of the land sale agreement. Given the adjacent site at Wards Corner is private housing for sale and the tower at Apex House is Private Rented Accommodation, it was thought appropriate to prioritise the site for the maximum number of affordable rented units as possible within the design envelope for each block and the viability of the scheme. In ordinary circumstances affordable rents are set at up to 80% of market rents, however, in this case the council has proactively sought to keep rents as affordable as possible for families, including those households reliant on Housing Benefit. All family sized dwelling rent levels have been set within local housing allowance: 3/4 bed units will be pegged at rents of 50% of market level, 2 beds will be at 65% of market levels while the 1 beds will be at 80% of market and will be prioritised for working households from the council's housing register.

Housing mix

- 6.6.7 London Plan Policy 3.8 requires new residential developments to offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors, including the private rented sector.
- 6.6.8 Officers need to be convinced that the private and affordable housing dwelling mix for all residential development proposals in the borough is acceptable in order to achieve mixed, sustainable and cohesive communities. Each individual scheme should be considered in its local context, availability of subsidy and viability.
- 6.6.9 The proposal is for 163 residential units. The general housing mix is as follows:

No. of bedrooms	No. of units	% of units
1 bed units	72	44
2 bed units	59	36
3 bed units	28	17
4 bed units	4	3
TOTAL	163	100

6.6.10 Although the proposed housing mix has a large number of 1 and 2 bedroom units, the proposed mix is accepted by the Council's Housing Design and Major sites team and is considered to address local housing need. The proposal is a high density scheme designed for PRS accommodation at an accessible location therefore a larger number of smaller units is appropriate on a site of this nature. The proposal does however provide good quality family housing offered in the affordable townhouses provided on Stonebridge Road. Therefore the proposed mix of housing units is considered acceptable.

Layout and standard of accommodation

6.6.11 London Plan Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The Mayor's Housing SPG sets out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.

6.6.12 Local Plan Policy SP2 'Housing' states that high quality new residential development in Haringey will be provided by ensuring that new development complies with the housing standards and range of unit sizes set out in the Council's Housing Supplementary Planning Document (SPD) 2008 and is built to 100% Lifetime Homes Standards.

6.6.13 In assessing the proposal against these requirements, all 163 flats will comply with the above standards. The London Plan also sets out the minimum space standards for individual rooms. All the individual rooms will be compliant to the London Plan minima

6.6.14 A detailed analysis has been undertaken to examine the amount of daylight enjoyed by the habitable rooms which shows that overall the proposal would be in line with BRE guidelines and will receive acceptable levels of internal daylight. Some 39 rooms do not achieve the BRE average daylight factor (ADF) levels set out in the guidance 10 of which are internal courtyard bedrooms. The remaining 29 are large multi-function rooms which contain a kitchen element. The kitchen element within these rooms is, in most cases, located at the rear of the room with the intention of it being artificially lit. BRE guidance accepts this situation may exist, stating that "If the layout means that a small galley-type kitchen is inevitable, it should be directly linked to a well day lit living room." The overall level of daylight amenity within the residential elements of the development is, therefore, considered to be good.

6.6.15 The majority of the units would be dual aspect with some within the tower which would be east or west facing and single aspect. There would be no single aspect north facing units.

- 6.6.16 All the dwellings will meet the Lifetime Homes standards; and all will be easily adaptable for wheelchair users. Conditions can be imposed to ensure that the proposal meets Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 and that 10% meet Part M4 (3) 'wheelchair user dwellings' in accordance with Local Plan 2013 Policy SP2 and the London Plan Policy 3.8.
- 6.6.17 A noise report has been provided which demonstrates that the noise levels at the dwellings would not exceed acceptable levels. Overall the proposal provides reasonable living conditions for prospective occupiers in accordance with London Plan Policy 3.5 and Local Plan Policy SP2.
- 6.6.18 An assessment of the wind environment within roof terraces and balconies of the proposal has been conducted. The results of the assessment shows that these are largely within the comfort criteria for sitting and standing especially on roof terraces 1 and 3 with some increased windiness in terrace 2. The results of the wind assessment for safety indicate that wind conditions remain safe for all the roof terraces and balconies. Therefore the proposed amenity spaces are considered to be of acceptable quality to comply with the above policies.

Child playspace

- 6.6.19 Policy 3.6 of the London Plan seeks to ensure that development proposals include suitable provision for play and recreation. Local Plan Policy SP2 requires residential development proposals to adopt the GLA Child Play Space Standards 2009, where London Plan Policy 3.6 and Local Plan Policy SP13 underline the need to make provision for children's informal or formal play space. The provision of play space should integrate with the public realm without compromising the amenity needs/enjoyment of other residents and encourage children to play.
- 6.6.20 The Mayor's Play and Recreation SPG sets a benchmark of 10 sq.m of useable child playspace to be provided per child, with under 5s child play space provided on-site as a minimum. Using the methodology in the Mayor's SPG it is estimated that the child yield will be 20 requiring 200 sq.m of play space. The yield would include 11 under 5s requiring 120 sq.m. of playspace. The proposal would provide two areas for formal play and two areas of informal play suitable for under 5s on the roof terraces and in the courtyard totalling 165 sq.m. There would be two areas for formal play and two areas of informal play suitable for 5- 11s on the roof terraces and in the courtyard totalling 136 sq.m.
- 6.6.21 Based on the housing and tenure mix, the provision of play space would exceed the London Plan requirements.
- 6.6.22 Overall, the quality of residential accommodation of the new development is considered to be acceptable for prospective occupants in meeting the policy

aims and objectives of Local Plan Policies SP2 and SP13, London Plan Policies 3.5 and 3.6 and the Mayor's Housing Supplementary Planning Guidance.

6.7 Transport

- 6.7.1 SP4 Sets out Haringey's aspiration for an environmentally Sustainable and elaborates on the Council's overall strategy for managing growth in Haringey with respect to Transport which includes "encourage development to use sustainable modes of travel by minimising car parking provision in new development; to increase cycle parking and encourage modal shift through travel planning and designing public realm to support non-car use.
- 6.7.2 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.
- 6.7.3 Saved UDP Policy M9, Car-Free Residential developments: sets out that proposals for new development without the provision of car parking will be permitted in locations where:
- a) there are alternative and accessible means of transport available;
 - b) public accessibility is good; and
 - c) a controlled parking zone exists or will be provided prior to occupation of the development.

Background

- 6.7.4 The Council's Transportation Team has been consulted and advised that the site has the highest accessibility to public transport possible (PTAL 6a) with 11 bus routes (46, 349, 243, 318, 476, 149, 76, W4, 41, 259, and 279) operating in close proximity to the site. The frequencies of buses on the routes serving the site range from 4 to 12 vehicles per hour, with an average frequency of 92 vehicles per hour. Seven Sisters Rail and LU Stations are approximately 116m from the site, which 1.5 minutes walk time. South Tottenham Rail Station is approx. 310 m from the site and can be reached by walking in 3.8 minutes.
- 6.7.5 They note that there are planned public transport improvements, which will further enhance the public transport accessibility of the site. Seven Sisters Road Station is part of the proposed Crossrail 2 project, which is currently under development Other planned transport improvements in the locality include Cycle Superhighway 1, which is aimed at improving the cycle link between Tottenham and Old Street. The Cycle Superhighway 1 (CS1) project has recently been completed. In the vicinity of the site CS1 consists of northbound and southbound

segregated cycle lanes along Tottenham High Road, to the east of the development site.

- 6.7.6 The development site is at the junction of Seven Sisters Road and Tottenham High Road, which are both part of the TLRN (Transport for London Road Network). Seven Sisters Road forms part of the A503 route, whilst Tottenham High Road forms part of the A10 route.
- 6.7.7 Stonebridge Road to the Southwest of the site is a private residential road that provides vehicle access to the existing car park at Apex House and serves as access to the adjoining residential properties; Stonebridge Road is owned by the Council and managed by Homes for Haringey.
- 6.7.8 The adjoining roads are subject to a variety of parking restrictions. Tottenham High Road and Seven Sisters Road are TLRN and therefore are subject to Red Route restrictions. The surrounding LB Haringey adopted highways are included in a controlled parking zone (CPZ), with parking restrictions operating Monday to Saturday 8:30 AM to 6:30 PM. Stonebridge Road is under the private parking regime, which allows parking for residents only.
- 6.7.9 In transport terms the proposal involves provision of servicing for the market; provision of up to 16 on-street disabled car parking spaces; 261 cycle parking spaces; and public realm enhancements. The trip generation analysis presented in the Transport Assessment suggests that the proposal will generate fewer vehicle trips than the existing development and the conclusion follows that the proposal will not create any detrimental traffic impacts on the adjoining highway network. Transport officers concur with this conclusion.

Trip Generation

- 6.7.10 The trip generation analysis shows that the proposal will create an increase in trips by public transport (Bus, Rail and Underground). The net trip generation for public transport forecasted some 414 two-way trips over a 12 hour period (07:00 to 19:00). This translates into 71 two-way public transport trips in the AM peak and 49 two-way public transport trips in the PM peak. The breakdown per public transport mode is 40, 9 and 22 underground, rail and bus trips respectively, during the AM (08:00-09:00) peak; and 28, 6 and 15 underground, rail and bus trips respectively, during the PM (17:00-18:00) peak. The additional public transport trips can be accommodated comfortably within the current public transport capacity and are therefore deemed to have no material impact.
- 6.7.11 As the commercial space is proposed to be used for the market which will be transferred only some 67 metres from the existing location, we have considered that, as these trips already exist on the local transport network and the relocation of the market will only be some 67 metres; there is no need for these trips to be assessed as part of the cumulative impact of the development on the highways

network, with the exception of servicing, which is assessed below, and will be secured by way of a servicing and delivery plan. If the market does not relocate to this site the delivery and servicing of the alternative uses can also be accommodated and would be similar to the existing situation and would also be acceptable.

- 6.7.12 The development is expected to generate 16 service/delivery trips per day for the market element. The TA suggests that vehicles servicing the market would be vans of 6m or less, and 7.5t lorries. The service trip generation of the site is not expected to create any significant effects during peak traffic periods. There is some concern that during servicing there may be some temporary congestion on Stonebridge Road however this will be temporary in nature.
- 6.7.13 The TA predicts a net increase in pedestrian trips during the AM and PM peak traffic periods. An additional 414 pedestrian two-way trips over a 12 hour period (07:00 – 19:00) is predicted. The increased pedestrian trips during the AM and PM peaks are small and can be accommodated within the existing pedestrian provisions.
- 6.7.14 A small net increase in cycle movement is predicted – 2 and 2 two-way cycle trips during the AM and PM peak traffic periods respectively. Such a small increase would have little impact on the adjoining road network.
- 6.7.15 The approach to parking under the proposal is consistent with the Policies set out above and London Plan 6.13 by encouraging minimum car parking provision in areas of excellent transport accessibility, in order to promote the use of non-car modes of travel. The provision of nil on-site car parking is therefore considered to be acceptable given the high public transport accessibility level of the site.
- 6.7.16 However, it is a policy requirement that the needs of disabled people are taken into account and adequate disabled parking is provided to ensure that developments are accessible for all. Parking for disabled people should generally be provided off-street, however, where constraints dictate otherwise, disabled car parking can be provided on-street, providing that there is spare on-street parking capacity and that the disabled car parking spaces can be located within a reasonable walking distance of the entrance to the development.
- 6.7.17 The applicant has indicated (at Appendix 3 of the Transport Statement) the locations where disabled car parking spaces will be provided in the adjoining street – Stonebridge Road. A survey of parking in Stonebridge Road was undertaken and found that the maximum consumption of parking was 77 out of 127 permit parking spaces. This suggests that Stonebridge Road has spare capacity of 50 parking spaces. With the removal of six (6) car parking spaces to provide for servicing, the spare capacity is reduced to 44 spaces. The applicant proposes to allocate up to 16 of the existing permit parking spaces to disabled parking for the proposed development, reducing the spare capacity to 28 spaces

during periods of maximum usage. The disabled car parking spaces can be accommodated within the capacity of Stonebridge Road.

6.7.18 As the proposed disabled parking spaces in Stonebridge Road fall outside of the demise of the development site, the applicant is required to produce evidence of an agreement with the owner of Stonebridge Road, permitting residents of the development to park in Stonebridge Road which must be submitted for inspection and approval by the Transport Officer, prior to the occupation of the development. This will be secured in the S106 agreement.

6.7.19 The applicant proposes to introduce a lower number of disabled car parking spaces in Stonebridge Road initially, increasing the number of spaces in response to the growth in demand, up to the agreed maximum of 16 spaces. The applicant has agreed to produce a Parking Management Plan (PMP) which will keep the demand for disabled parking spaces under review, in order to ensure that sufficient spaces are made available for residents of the development. Consideration must be given to the location of the disabled parking spaces in terms of their proximity to the principal entrance.

Access and Servicing Arrangements

6.7.20 The proposal includes an off-street service yard that takes access via Stonebridge Road, which serves the residential and commercial aspect of the development; including accommodating refuse collection vehicles, domestic deliveries and deliveries to the proposed relocated Market. The Transport Assessment includes swept path diagrams which demonstrate that vans servicing accessing the service yard can comfortably manoeuvre and exit in a forward direction, vehicle swept path analysis have also been provided which demonstrates that refuse vehicles can access the proposed service area to collect refuse, the Council's waste management section will require all the bins (45 Euro Bins) to be within 10 metres of the refuse truck.

6.7.21 Additional provision for servicing, primarily for the market element of the proposal, consists of on-street loading bays in Stonebridge Road and Seven Sisters Road. The TA suggests that the loading bay design has regard to TfL's bus stop guidance i.e. 15m clear of the Seven Sisters/ Tottenham High Road junction and 13m clear of the nearby bus cage, and is therefore acceptable. However, the Council takes a different view. The applicant has consulted TfL in relation to the location of the loading bay and the proximity of the existing bus stop, TfL are happy for the loading bay to be included as part of the proposed servicing arrangements.

6.7.22 The proposed loading bay in Stonebridge Road is also provided on the footway, the details of the loading bay in Stonebridge Road will require the approval of the owners of Stonebridge Road. The provision of the loading bay will also require

TfL's approval as the existing Red Route traffic management order in Stonebridge Road will have to be amended.

6.7.23 The removal of three existing on-street parking spaces in Stonebridge Road to facilitate the loading bay will not significantly reduce the overall parking capacity in Stonebridge Road but this will require the approval of the owners of the road (Housing/ Homes for Haringey).

Pedestrian Access

6.7.24 The development site sits on two 'Red Routes' and is abutted by relatively generous footways widths on its 'Red Route' frontages, as is typical in an urban location. The site has good pedestrian connections to local transport provisions and amenities.

6.7.25 Pedestrian access is via three cores which take access from the footway in Tottenham High Road, Seven Sisters Road and Stonebridge Road. It should be noted that the proposed building is set back on its Seven Sisters Road, Tottenham High Road and Stonebridge Road frontages, effectively creating wider footways. The proposed widening will improve the pedestrian environment and is viewed positively by the Council; providing that the additional space created by the set back of the building will be publicly accessible.

Cycle Access and Parking

6.7.26 As set out above, there are planned strategic cycle improvements (Cycle Superhighway 1) adjacent to the site, which are aimed at improving north-south cycle connections between Tottenham and Old Street. CS1 cycle lane runs along the Tottenham High Road frontage of the development site. The CS1 proposal entails the creation of a 3 to 3.2m segregated two-way cycle lane on the Tottenham High Road frontage of the development site. Transport officers observe that the footway width on the Tottenham High Road frontage of the site is slightly narrower than the footway adjacent to Seacole Court.

6.7.27 The TA states that a total of 265 cycle parking spaces are provided on the ground floor and mezzanine level for the proposed uses. The planning application drawings indicate 135 cycle parking spaces on ground floor and 135 cycle parking spaces on the mezzanine floor. 265 cycle parking spaces satisfy the recommendations set out in the London Plan (FALP, 2015, Table 6.3).

Accident Analysis

6.7.28 The TA includes an analysis of accidents in the area over a 36 month period ending in November 2014. The data obtained from TfL shows that 99 accidents occurred during this 36 months period. The most common location for accidents were observed to be the junction of Seven Sisters Road with Tottenham High Road and Tottenham High Road/ Broad Lane junction. However, none of the

accidents within the area assessed were fatal accidents. The nature of the accidents observed during the 36 months period suggests that no specific mitigation aimed at reducing accidents is required. However, it should be noted that as part of the proposed CS1 scheme, the pedestrian crossing connecting Apex House to the Seven Sisters Road northern footway via the traffic island will be widened, which is expected to improve highway safety in the vicinity of the site.

Travel Plan

6.7.29 The proposal is accompanied by a Framework Travel Plan (FTP), which was assessed by TfL's ATTrBute system and was found to have failed. Nonetheless, the aims, objectives and indicative measures outlined in the FTP are broadly acceptable. The applicant is required to produce and submit a Full Travel Plan for the approval of the Council. The Travel Plan must be in place prior to the operation of the development.

Transport Conclusion

6.7.30 The development is in an area that is highly accessible by non-car modes and is therefore suited for a car-free development as proposed. The development is deemed consistent with London Plan Policy 6.13, SP7 and saved UDP Policy M10 which promotes car-free developments in areas of high public transport accessibility. The Council seeks a car-free s.106 obligation which removes residents' eligibility to obtain permits to park in the adjoining CPZ bays.

6.7.31 The principle of providing on-street disabled car parking spaces are accepted, providing the disabled parking spaces are within a reasonable walking distances from the entrance of the development. The applicant is required to produce evidence of an agreement with the owner of Stonebridge Road (Homes for Haringey) with respect to the provision of on-street disabled parking spaces.

6.7.32 The development is acceptable providing that the transport issues highlighted in this report are addressed and subject to the planning conditions and obligations to secure a Control Parking Zone, Delivery and Service Plan, Waste Management Plan, cycle parking, parking management plan, construction management plan and highways works through a S.278 agreement.

6.8 Daylight, Sunlight, Microclimate, Impact on neighbouring amenity

6.8.1 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.

6.8.2 In respect of tall buildings London Plan Policy 7.7 states that tall buildings should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference. Emerging DM Policy DM6 states that proposals for tall buildings should consider the impact on ecology and microclimate. Tall buildings within close proximity to each other should avoid a canyon effect and consider the cumulative climatic impact of the buildings.

6.8.3 The nearest existing residential properties that would be most affected by the siting and scale of the proposed development are:

- Flats 1 – 8 Seacole Court
- Evens 206 – 212 High Road
- Page Green Terrace Evens 184- 200 High Road
- Odds 687 – 719 Seven Sisters Road
- Odds 778 – 796 Seven Sisters Road
- Evens 42 to 74 Stonebridge Road
- Odds 165 – 197 High Road
- 1 – 30 Suffield Road
- 2 to 54 Westerfield Road

Daylight/Sunlight

6.8.4 Significant concerns have been raised during the consultation from neighbouring properties in respect of the impact on the proposed building on surrounding daylight and sunlight. As part of its Environmental Statement the applicant has surveyed 358 windows and 217 rooms within 30 residential properties surrounding the site. This assesses the impact on daylight through a measure known as “Vertical Sky Component” (VSC) and ‘No Sky-Line’ (NSL).

6.8.5 VSC is a quantified measurement of the amount of skylight falling on a vertical wall or window. This is the ratio of the direct sky luminance falling on a vertical wall at the reference point for the simultaneous horizontal luminance under an unobstructed sky. The Commission International de l’Eclairage (CIE) ‘standard’ overcast sky is used, the ratio is then expressed as a percentage. The maximum value achievable is approximately 40% for a completely unobstructed vertical wall. VSC may be calculated by using the sky light indicator or Waldram Diagram.

6.8.6 The NSL method is a measure of the distribution of daylight at the ‘working plane’ within a room. In residential properties, the ‘working plane’ means a horizontal ‘desktop’ plane of 0.85 metres (m) in height. The NSL divides those areas of working plane in a room which receive direct sky light through the windows from those areas of the working plane which cannot. If a significant area of the working plane lies beyond the NSL (i.e. it receives no direct sky light) then the

distribution of daylight in the room would be poor and supplementary electric lighting may be required. The likely impact of the daylighting distribution to the existing residential properties surrounding the Site is established by plotting the NSL in each of the main rooms. For residential properties living rooms, dining rooms and kitchens are assessed of primary concern. Bedrooms are also analysed, although due to their primary use (for resting and sleeping), bedrooms are deemed less important in terms of the amount of daylight received.

6.8.7 With regard to VSC The BRE guidelines state that:

“if the VSC, with the development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window may appear more gloomy and electric lighting will be needed more of the time”.

6.8.8 With regard to NSL the BRE Guidelines set out the following:

A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.

6.8.9 Levels of sunlight are measured through an assessment of Annual Probable Sunlight Hours (APSH). With regard to existing surrounding receptors, the BRE Guidelines provide that *a window may be adversely affected if a point at the centre of the window receives for the whole year, less than 25% of the APSH, including at least 5% of the APSH during the winter months (21st September to 21st March) and less than 0.8 times its former sunlight hours during either period, and if there is a reduction in total APSH which is greater than 4%.*

6.8.10 Out of the 358 windows assessed, 318 (89%) have a baseline VSC equal to or greater than 27% whereas 212 (98%) out of the 217 rooms assessed have a daylight distribution to at least 80% of the total room area. With regard to sunlight out of the 97 rooms assessed, 914 (94%) meet the BRE guidelines for sunlight in the baseline.

6.8.11 After the development is constructed out of the total 358 windows assessed 277 (77%) meet the BRE criteria for VSC whereas 188 (86%) of the 217 rooms assessed meet the criteria for NSL. As such 81 windows are adversely affected in terms of VSC and 29 rooms in terms of NSL.

6.8.12 In terms of the significance of the change in daylight 7 properties will be affected to a negligible extent and 22 properties will experience a minor adverse effect. Several properties included in the proposals for demolition for the Wards Corner Development would be affected to a moderate adverse level.

6.8.13 In terms of sunlight 27 properties will be affected to a negligible extent and 2 properties will experience a minor adverse effect. These are both located in Page Green Terrace to the east of the site, 1 property will have no alteration to

the level of winter APSH and the other will retain 4% winter APSH against a BRE recommended 5% and 31% total APSH against a BRE recommended 25%.

6.8.14 It is worth noting that the BRE standards are not policy but are universally recognised guidance which is used in order to determine the acceptability of levels of daylight/sunlight within new development. Paragraph 2.3.29 of the GLA Housing SPD supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city.

6.8.15 Overall, given the location of the site in an urban area, the proposal is not considered to have a significant impact on sunlight or daylight and as such is in line with planning policy.

Overshadowing

6.8.16 The Environmental Assessment provides an indication of the swept path of the shadow created by the development on surrounding properties. The method for assessing sun on the ground is the 'sun-on-ground indicator'. The BRE Guidelines suggest that the Spring Equinox (March 21st) is a suitable date for the assessment. Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not. This assessment reviews the total percentage of an area that receives at least two hours of direct sunlight on the March 21st.

6.8.17 The BRE guidelines recommend that at least half of a garden or amenity area should receive at least 2 hours of sunlight on March 21st or the area which receives 2 hours of direct sunlight should not be reduced to less than 0.8 times its former value (ie no more than a 20% reduction).

6.8.18 Whilst the sweep of the tower's shadow extends farther than the existing building the environmental impact assessment submitted concludes that the only gardens materially affected by the proposal are those serving 1 to 18 Seacole Court. The Baseline Conditions (% of Area Receiving two hours of sun on 21st March) is 58.4% - 63.3%. After the development this would be 50% - 63.1%. The Percentage Alteration between the Baseline and Operational Conditions is 0.3% - 15.9% and the effect is therefore Negligible. 100% of existing amenity spaces assessed achieve at least two hours of sunlight to at least 50% of the area on 21st March, which according to the BRE Guidelines would provide an adequate level of amenity in the context of a suburban environment. This is therefore considered acceptable, and in line with policy, in an urban environment such as this site.

Solar glare

6.8.19 In regards to solar glare the facade of the proposed development does not comprise high levels of reflective materials therefore is considered unlikely to result in adverse instances of reflective solar glare.

Wind mitigation

6.8.20 As part of its Environmental Statement the applicant has carried out Computation Fluid Dynamics (CFD) modelling to determine the effect of the development on the local pedestrian wind environment and on the surrounding areas as compared to the existing baseline conditions. The assessment also compares the effect of the development in conjunction with relevant consented developments as part of the cumulative impacts. The methodology adopted for the assessment combines the use of CFD to predict air flow patterns and wind velocities around the Site, the use of wind data from the nearest suitable meteorological station and the recommended comfort and safety standards (the Lawson Criteria). The CFD modelling was not considered an accurate enough assessment of the impact on the proposal on the wind environment so a Boundary Layer Wind Tunnel (BLWT) Study was also carried out.

6.8.21 The BLWT study combines wind speed-up factors at key areas in and around the site with long-term wind frequency statistics to determine the probability of local wind speeds exceeding comfort and safety thresholds for a range of common pedestrian activities. The following key areas were assessed:

- The Pedestrian access routes
- Entrances
- Recreational areas, including
 - Elevated terraces
 - Balconies

The wind speed-ups have been measured in the model-scale boundary layer wind tunnel testing for a full range of wind directions. The wind statistics were transposed from the nearest suitable weather centre to apply directly at the site. The threshold wind speeds are based on the industry standard Lawson criteria. The model scale of 1:300 is considered large enough to allow a good representation of the details that are likely to affect the local and overall wind flows at full scale. In addition, this scale enables a good simulation of the turbulence properties of the wind to be achieved.

6.8.22 The Lawson Criteria (Bristol Method) have been applied to determine the acceptability of wind conditions for pedestrian safety and comfort in the Baseline and Proposed scenarios. The Lawson Criteria provide wind speed and frequency ranges for pedestrian comfort and safety. It stipulates that for the comfort and safety assessment of wind effects, it is not only the velocity of wind that is considered but also the frequency of occurrence of these velocities. The frequency of occurrences is used as an indicator of the likely duration of certain wind speeds. The Bristol Method provides criteria of acceptability to maintain

pedestrian comfort for different activities and relates frequency of occurrence to the hourly average wind speed ranges of the Beaufort scale. Details of the comfort criteria are set out in the table below and are based on the exceedance of the threshold wind speeds, based on the mean hourly value and on the gust equivalent mean value, occurring less than 5% of the time. The value of 5% has been established as giving a reasonable allowance for extreme and relatively infrequent winds that are tolerable within each category.

Threshold Wind Speed	Comfort Rating / Activity		Examples
4 m/s	C4	Long-term standing / sitting	Reading a newspaper and eating and drinking
6 m/s	C3	Short-term standing / sitting	Appropriate for bus stops, window shopping and building entrances
8 m/s	C2	Leisure thoroughfare / strolling	General areas of walking and sightseeing
10 m/s	C1	Pedestrian transit / thoroughfare (A-B)	Local areas around tall buildings where people are not likely to linger
> 10 m/s	C0	Uncomfortable for all uses	Uncomfortable for all pedestrian activities

6.8.23 The Lawson method also identifies a safety criterion to identify those areas where someone could find walking difficult, or even stumble and fall. This criterion is used to assess wind conditions under periods of strong winds which are infrequent but which would present a risk to some pedestrians. The safety criteria are based on the exceedance of threshold wind speeds, against both the mean-hourly value and on the gust equivalent mean value, occurring once per annum. A wind speed greater than 15 metres-per-second occurring once a year is classified as unsuitable for general public and represents a wind speed with the potential to destabilise the less able members of the public such as the elderly, cyclists and children. Able-bodied users are those determined to experience distress when the wind speed exceeds 20 metres-per-second once per year.

6.8.24 The BLWT study assessed the development within the existing surrounds and future surrounds. Within the existing surrounds the study concludes that with the introduction of the proposed development, wind conditions in and around the site remain suitable, in terms of pedestrian safety, for intended use. Wind conditions at all ground and elevated levels in and around the proposed development are suitable, in terms of pedestrian comfort, for the intended uses.

- 6.8.25 With the introduction of the future consented building at Ward's Corner, conditions are expected to be largely similar to those of the existing surrounds. Due to the narrowing of the gap between the proposed development and Ward's Corner and localised acceleration around the curved façade, a slight increase in the funnelling effect here creates windier conditions. Windier conditions would prevail at the entrances on the south-east corner of Ward's Corner. While these areas are suitable for thoroughfares, additional shelter would be required for entrances. The proposal therefore requires the introduction of localised mitigation (3m x 1m solid screen) near the south-eastern corner of Ward's entrances to ensure that these areas are suitable for intended uses, in terms of pedestrian comfort as well as safety.
- 6.8.26 The Council commissioned an independent review of the wind assessment by RWDI a specialist wind consultancy using their expert judgment and experience of other schemes of similar massing and context. The conclusion of the review is that the methodology used is considered appropriate to assess the wind environment around the proposed development. They note that the results presented predicted wind conditions which are largely acceptable for the intended pedestrian use. Further details are set out below.
- 6.8.27 They do however advise that conditions at ground level depend upon the existing large trees along The High Road and most significantly around the northern corner of the proposed development. They advise that should these trees be removed or die in the future then it would be expected that conditions will become windier than those presented in the assessment. The applicant has responded advising that as the avenue of trees along the High Road run from north to south they are unlikely to have a significant impact upon prevailing winds, which blow from the southwest and drive the windier conditions at the northern corner of the proposed development. The trees referred to will be protected by a condition of the application and a TPO in future so their removal is unlikely and would require replacement planting so officers are satisfied with this response.
- 6.8.28 RWDI also note that with the proposed development in place, the northern corner of the building is predicted to experience 'Pedestrian Transit' conditions. Although this is an acceptable result and not expected to present safety conditions, it should be noted that conditions around this building corner will feel relatively windy at times. Given that this complies with the Lawson criteria this level of windiness is considered acceptable by officers. □
- 6.8.29 RWDI draw attention to the fact that at terrace and balcony level a number of locations are predicted 'Standing and short term sitting' which will limit their value as an amenity space. The applicant has responded advising that these locations are not to be used as restaurants/outdoor café-style seating locations. The vast majority of balcony locations are suitable for prolonged periods of outdoor seating. While the balconies towards the bottom of the western façade of the

tower do not meet the criteria for prolonged periods of outdoor seating / standing they do meet the relevant criteria 94% of the time. Officers consider that given there is a good level of other amenity space available to residents within the site it is not a significant concern that at times some balconies will not be suitable for long term outdoor seating and a good level of amenity will be provided to future residents.

6.8.30 RWDI note that the required wind mitigation is offsite. As set out above the applicant has submitted an application for a non-material amendment to the planning permission at Wards corner. This seeks permission for the required 3m x 1m solid screen.

6.8.31 The independent review considers therefore that officers can be satisfied that the wind environment created by the proposed development and future development at Wards Corner is suitable for intended use, both in terms of comfort and safety. The proposal is acceptable in this respect.

Light pollution

6.8.32 The proposed development is comprised of predominantly residential accommodation, therefore light spill from commercial lighting and sky glow from façade lighting is not anticipated to be significant and, therefore, it is unlikely to have an adverse effect on neighbouring properties. A condition to ensure considered use of building lighting would nevertheless be appropriate for a building of this size and prominence.

Privacy

6.8.33 Concerns have been raised in relation to loss of privacy and overlooking from the proposed development. The nearest residential properties are at Seacole Court to the south of the site and on Stonebridge Road to the west. The design and access statement seeks to recognise the scope for future development on the Seacole Court site – in line with the emerging site allocation. There would accordingly be no windows in the south elevation of the tower up to 7th floor level facing Seacole Court and the 7 storey building would be some 24 metres from the rear elevation of Seacole Court. Four secondary windows in the north gable of Seacole Court face towards this elevation. These will experience a dramatic change in outlook. They are nevertheless considered to comprise secondary windows to rooms that having regard to the long term policy aspirations for the site – and evidence of scope for complementary re-development should not prevent the development proceeding. These windows will not experience any significant overlooking. Given the distance between the nearest window on the proposed building and the other windows in the main east and west elevations of Seacole Court the proposal is not considered to result in a loss of privacy to the flats or to unacceptably compromise

enjoyment of the shared garden area of this property. The flats on Stonebridge Road sit with their main elevations perpendicular to the site so the proposal would not afford significant views into these properties. The amenity spaces for these properties are communal where day to day interaction is anticipated (and privacy to individuals does not exist currently).

- 6.8.34 On Seven Sisters Road there are residential properties at first and second floor level in the existing buildings, including those to be re-developed as part of one of the Wards Corner development proposals. The 7 storey block would be some 21 metres from these properties across Sevens Sisters Road. Given the existing office use of the site and whilst noting that the proposals will introduce a significant number of additional residential windows onto the building face the separation distance between the proposal and existing (and future) residential units opposite is considered to retain acceptable levels of privacy for existing and future residents of this busy urban street. The proposed tower would face north along Tottenham High Road so would be at an oblique angle to the neighbouring properties located to the north and a significant distance from neighbouring windows and gardens so would not result in a significant loss of privacy to the north.
- 6.8.35 To the east of the site is Page Green Terrace which consists of terraced town houses converted to flats. The proposed tower would be over 40 metres from the front elevation of these properties which sit across the high road, an area of landscaping and the access lane to the front of these properties. The front elevations of these properties do not currently have a high level of privacy as they face onto a busy thoroughfare. Given their current level of amenity and the separation distance the proposal is not considered to result in levels of intervisibility between existing and future residents that would be inconsistent with the sites location at a major transport junction close to the edge of an established town centre within Tottenham. .
- 6.8.36 Concerns have been raised the tower would overlook surrounding garden areas. The buildings' height means that upper floors of the building will inevitably enjoy panoramic views of this part of the Borough - and beyond. These elevated viewpoints across the Borough from homes exist in a range of locations across London and Haringey and whilst providing potential for overlooking across large areas, have nevertheless become commonplace in both inner and outer London. The separation distances from immediately surrounding garden areas is nevertheless considered sufficient to prevent a significant perceived loss of privacy from occupants surrounding the development.

Overall conclusion on impact on amenity

- 6.8.37 London Plan and Local planning policies set out that there should be no significant adverse amenity impact from new development. This is emphasised

particularly in cases where densities are above the London Plan density matrix. The proposed development will undoubtedly change the relationship between the buildings on the site and existing surrounding properties. The scale and height of the building will have an impact upon outlook from these surrounding homes and will be an obvious change from the existing building on the site. Surrounding residents will accordingly experience both actual and perceived changes in their amenity as a result of the development. Nevertheless, taking account of the technical studies submitted in the environmental statement and the urban setting of the site and its current condition the proposal is not considered to result in an unacceptable impact on local amenity and as such is considered to satisfy planning policy.

6.9 Trees

- 6.9.1 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.
- 6.9.2 The applicant has provided an Arboricultural Report which surveyed a total of twelve trees and tree groups. The most prominent trees located adjacent to Apex House comprise a mature poplar (*Populus nigra*) in the parking area and four mature London planes (*Platanus acerifolia*) located adjacent to the eastern site boundary. These large London Plane trees provide significant amenity value to the site and contribute to the character of the local area. The mature poplar in the parking area, forms a less prominent feature in the wider landscape. The Arboricultural Report notes that a number of small trees and woody shrubs have been recommended for removal if they pose a constraint to development and advises that their loss should not be detrimental to wider landscape or have an adverse impact on local visual amenity.
- 6.9.3 The Council's Tree & Nature Conservation Manager has been consulted and advises that the proposed layout would involve intrusions into the recommended root protection areas (RPAs) of The London Plane Tree (T5, T6 and T10). He notes that London plane trees are tolerant to some root disturbance, but in the case of T6 and T10, the likely loss of roots will be significant and could have a detrimental impact on both trees. T6 and T10 would also require extensive pruning works to allow for access for the construction works and robust protection during construction. He notes that The Arboricultural survey has identified that T5 has a fungal bracket of the *Ganoderma applanatum* decay fungi and advises that in advanced stages of decay, this fungus can result in stem or root plate failure. As this is a large tree with a high risk target zone (immediately adjacent to the public highway), further investigation using decay detection equipment must be carried as soon as possible, to determine whether the tree may be retained. If extensive decay is identified, the tree must be removed.

- 6.9.4 He advises that the only significant tree specified for removal is T2, a mature Poplar (*Populus nigra*), found to be in a fair condition and categorised as a B tree. He notes that Poplars have a limited lifespan and estimates this tree to have 20-40 years. It is clearly visible so would therefore likely merit a TPO. However, its removal could be justified, if 5 replacement trees of a large nursery size (18-20cm trunk circumference) were planted to mitigate its loss. This could be done outside of the site on the public highway.
- 6.9.5 Therefore overall it is considered that subject to conditions to secure the an Arboricultural Impact Assessment, tree protection plan, Arboricultural method statement and 5 replacement trees, that the proposal would protect and improve the contribution of trees to local landscape character in accordance with above policy. The species and location of the replacement trees will be agreed with the LPA and planted during the next planning season after the completion of the development.

6.10 Flooding and drainage

- 6.10.1 London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding' require developments to utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:
- 1 store rainwater for later use
 - 2 use infiltration techniques, such as porous surfaces in non-clay areas
 - 3 attenuate rainwater in ponds or open water features for gradual release
 - 4 attenuate rainwater by storing in tanks or sealed water features for gradual release
 - 5 discharge rainwater direct to a watercourse
 - 6 discharge rainwater to a surface water sewer/drain
 - 7 discharge rainwater to the combined sewer.
- 6.10.2 They also require drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Major's Sustainable Design and Construction SPG (2014) including how to design a suitable SuDS scheme for a site. The SPG advises that if Greenfield runoff rates are not proposed, developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to Greenfield rate as practical, have been taken. This should be done using calculations and drawings appropriate to the scale of the application. On previously developed sites, runoff rates should not be more than three times the

calculated Greenfield rate. The SPG also advises that drainage designs incorporating SuDS measures should include details of how each SuDS feature, and the scheme as a whole, will be managed and maintained throughout its lifetime.

6.10.3 The applicant has provided a drainage strategy which states that the proposal will utilise SUDS and conform to the London Plan hierarchy. The Council's SUDS officer is satisfied with the strategy subject to further details of the management and maintenance plan for the lifetime of the development. This will be secured by condition.

6.10.4 The proposal will therefore provide sustainable drainage and will not increase flood risk in accordance with London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding'

6.11 Energy/Sustainability

6.11.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and Local Plan Policy SP4 sets out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations (this is deemed to be broadly equivalent to the 40 per cent target beyond Part L 2010 of the Building Regulations, as specified in Policy 5.2 of the London Plan for 2015).

6.11.2 The applicant's energy statement states that the energy hierarchy set out within the London Plan has been followed for this development to firstly reduce the energy demand by the incorporation of improved insulation and efficient systems before the incorporation of decentralised and renewable technologies. The proposal will incorporate energy efficiency measures, CHP and 4 x 10sq.m of solar panels. It calculates a carbon emission reduction of 29% with an annual shortfall below the 35% London Plan target.

6.11.3 Given the limitations of the site this level of carbon reduction is considered acceptable in this instance and carbon offsetting has been accepted to reach the London Plan target. The Mayor's Sustainable Design and Construction SPG sets out how this is calculated using a nationally recognised price or locally set price; currently £60 per tonne. The overall contribution should be calculated over 30 years which equates to £1,800 per year. The applicant's energy statement shows that the proposal has a shortfall of 23 tonnes therefore, a contribution of £41,400 is sought through a S106.

6.11.4 The development has been designed so that if a heat network in the Upper Lee Valley comes forward it would be possible to connect to the network, if appropriate. The Council's Carbon Management Team has requested further details of the safeguarded connection between the CHP and property boundary, to ensure that the proposal is adequately future proofed and follows Greater London Authority decentralised energy network design guidance provided. This has been secured by a condition.

Overheating

6.11.5 The building has been designed such that demand for cooling will be minimised by shading through balconies and solar control glazing however a risk of overheating remains. The applicant has accordingly undertaken a dynamic thermal modelling study using The Chartered Institution of Building Services Engineers (CIBSE) TM52 'The Limits of Thermal Comfort: Avoiding Overheating in European Buildings 2013' methodology and CIBSE TM49 'Design Summer Years for London' weather files as recommended in the GLA guidance on preparing energy assessments (April 2015) to assess the risk of overheating. The results of the study show that all of the bedrooms modelled will meet the CIBSE criteria for each of the climate scenarios modelled; however, it was noted that none of the living areas meet the CIBSE criteria for any of the climate scenarios. The applicant has reviewed the passive measures suggested and has maximised measures to deal with overheating as much as possible in the context of the scheme design. Further external shading could not be integrated without significant implications on the scheme's design and viability. Mechanical cooling is not proposed as it would increase carbon emissions.

6.11.6 The overheating modelling is a worst case scenario with the assumption that windows will be shut, in line with the noise assessment recommendations. The applicant has re-run the modelling with windows opened to demonstrate that the overheating criteria will be met with windows opened. It is acknowledged that during intense warm periods the occupant may opt to open the window for purge ventilation in areas with noise issues. The applicant carried out further modelling with the windows open throughout the day for the living areas, when higher levels of noise are more tolerable. The results of the bedroom assessment allow for the units to pass with the windows open in the lounge and shut in the bedroom which ensures that the occupants would not experience noise exceedances. This is considered to be a pragmatic response to this issue which is commonly experienced in towers and has also been confirmed to be acceptable by the GLA.

6.11.7 The proposal is therefore considered to be a sustainable design in accordance with the above policies.

6.12 Waste storage

6.12.1 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.

6.12.2 The applicant has provided details of the waste storage arrangements with 27 x 1,110 litre eurobins for waste and 20 x 1,110 litre eurobins for recycling and 4 x 360 litre eurobins for foot waste for the proposed flats. These would be spread across the site in 3 stores at the ground floor of the tower, in the ground floor of the 7 storey block and in a compound close to the service yard. Separate provision would be provided for the market with 4 x 1,110 litre eurobins in the bin compound. The compound will only be accessible to the site management and waste from the tower and market would be transferred to the compound when bins become full and placed in the service yard prior to collection. The store in the 7 storey block would be collected directly from Stonebridge Road serving this block and the proposed townhouses. All of the bins can be place within 10 metres of their collection point in accordance with waste management requirements.

6.12.3 The waste management team require the managing agents to have a cleansing schedule to remove litter from the external areas of the site and cleansing of the waste storage areas. A clear instruction from the managing agents to residents of how and where to dispose of waste responsibly is recommended. A detailed refuse management plan will be secured by S106. The waste management team is satisfied with the proposals for refuse and recycling storage.

6.13 Contaminated land and air quality

Contaminated Land

6.13.1 Saved Policy ENV1 and draft DM Policy DM32 require 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.

6.13.2 The applicant has assessed the potential for Contamination on the site and the impact of such contamination, The Council's Environmental Health Pollution Officer raises no objections subject to conditions.

Air quality

6.13.3 The London Plan, Policy 7.14 states that new development should: 'minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMA) where development is likely to be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people) such

as by design solutions, buffer zones or steps to promote greater use of sustainable transport modes through travel plans promote sustainable design and construction to reduce emissions from the demolition and construction of buildings; be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs)). The policy seeks to ensure that where provision needs to be made to reduce emissions from a development, this is usually made on-site.

6.13.4 UDP saved policy UD3 sets out that: "The Council will require development proposals to demonstrate that:

- a) there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise, pollution (including from the contamination of groundwater/water courses or from construction noise) and of fume and smell nuisance;

6.13.5 The application site is adjacent to a main road of air pollution concern, the High Road; a major route into London for which both monitoring and modelling indicates exceedences of the Government's air quality objectives for nitrogen dioxide (NO₂) and PM_{2.5}. The whole of the borough of Haringey is a designated Air Quality Management Area (AQMA and is committed to being a 'Cleaner Air Borough' and working towards improving air quality and to minimise the risk of poor air quality to human health and quality of life for all residents.

6.13.6 An air quality assessment (has been submitted along with as part of the ES to assess the air pollution impact of the proposed developments. The potential effects of the proposed development on local air quality include:

- Emissions from onsite energy generation
- Traffic emissions
- Exposed of future occupants to poor air quality
- Dust and emissions from construction activities

6.13.7 The potentially significant effects that have been considered in this assessment are:

- Construction Phase-
 - Increase in dust and emissions generated by on-site activities on nearby properties.
- Operational Phase-
 - Increase in NO₂ concentrations due to emissions from the energy centre affecting local air quality;
 - Emissions of NO_x and PM₁₀ from the Proposed Development increasing regional emissions;
 - Exposure of future occupants / users of the Proposed Development to poor air quality.

6.13.8 The proposed development will not include any car parking provision except for disabled spaces and there will be a reduction in traffic associated with the site compared with the existing land use.

6.13.9 The proposed CHP will have a negligible impact on new receptors within the Site and on existing human and ecological receptors. The Development will be air quality neutral overall for buildings and transport as required by the Mayor's SPG on sustainable design and construction although the buildings benchmark is marginally exceeded for NOx. All proposed residential dwellings will achieve the NO2 and PM10 objectives and the proposed commercial unit will achieve the hourly NO2 objective and PM10 objectives so the site is suitable for the land uses proposed.

The proposal therefore complies with the above policy subject to the imposition of conditions covering the following:

- Securing the specification of CHP boilers and flues
- Securing control of emissions plant and machinery to be used at the demolition and construction phases
- Securing the submission of a Dust Management Plan

6.14 Noise

6.14.1 The National Planning Policy Framework states that Planning policies and decisions should aim to:

- a. avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development
- b. mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions:
- c. recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established: and
- d. identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

6.14.2 The London Plan 2011 (as amended) sets out planning policies, strategies, and guidance at national and regional level. Policy 7.15 states, development proposals should seek to manage noise by:

- a) avoiding significant adverse noise impacts on health and quality of life as a result of new development;
- b) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business;

- c) improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity);
- d) separating new noise sensitive development from major noise sources (such as road, rail, air transport and some types of industrial development) through the use of distance, screening or internal layout — in preference to sole reliance on sound insulation;
- e) where it is not possible to achieve separation of noise sensitive development and noise sources, without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through the application of good acoustic design principles;
- f) having particular regard to the impact of aviation noise on noise sensitive development;
- g) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

6.14.3 UDP saved policy UD3 sets out that: “The Council will require development proposals to demonstrate that:

- a) there is no significant adverse impact on noise (including from the contamination of groundwater/water courses noise);

6.14.4 The Draft DM DPD sets out the following:

Policy DM23 Environmental Protection - Noise and Vibration

- A. The Council will seek to ensure that new noise sensitive development is located away from existing or planned sources of noise pollution. Potentially noisy developments may be refused if it cannot be suitably demonstrated that measures will be implemented to mitigate its impact.
- B. A noise assessment will be required to be submitted if the proposed development is a noise sensitive development, or an activity with the potential to generate noise.

6.14.5 As part of their ES the applicant has provided a noise and vibration report which has assessed both the impact of noise on the scheme for future occupants and the potential impact of noise due to the scheme on the surrounding neighbours. Ambient noise levels due mainly to road traffic from Seven Sisters Road and High Road are considered to be moderate and can be reduced to appropriate indoor noise standards with appropriate specification of windows. Vibration ingress due to the passage of trains has been measured, assessed and found to be negligible therefore vibration mitigation measures are not deemed to be required for this scheme. Re-radiated noise due to vibrations has been assessed to be very low and do not represent a concern for the development.

2011 prohibits the grant of planning permission unless prior to doing so, the Council has taken the 'environmental information' into account. The environmental information is provided in the applicant's Environmental Statement (ES). This demonstrates that subject to mitigations and controls, the development does not give rise to environmental impacts that cannot be satisfactorily addressed so that the principle of the development is not acceptable.

6.17 Equalities

- 6.17.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under the Equality Act 2010. 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.
- 6.17.2 The applicant carried out its own Equalities Impact Assessment which concluded the following:
*Through effective consultation and design measures, the proposed development is anticipated to deliver an inclusive scheme that does not negatively affect any priority group and overall, it is assessed that the proposed development will have a **direct, long-term moderate positive impact** on priority groups and the general population living in the Tottenham and Seven Sisters Neighbourhood.*
- 6.17.3 Officers concur with these conclusions and also add the following analysis. The proposals engage primarily with protected characteristics around access and have been designed to contemporary Building Regulations. The proposed development will offer step free access throughout including all entrances to private and affordable, as well as commercial spaces. All floors of the residential accommodation are served by a lift, except for the townhouses. All residential units will be built to Part M4 (2) 'accessible and adaptable dwellings' and 10% will be built to Part M4 (3) 'wheelchair user dwellings' of Building Regulations.
- 6.17.4 The proposed development is likely to provide a range of socio-economic and regeneration outcomes for the Tottenham and Seven Sisters area including the provision of new housing including affordable housing to increase affordability and reduce overcrowding. It will also result in local employment impacts including displacement of existing employment but the generation of construction employment and new employment opportunities to the benefit of all priority groups that experience difficulties in accessing employment. The flexible commercial space will provide options for the relocation of the Wards Corner market, particularly to the benefit of the traders who are predominantly

from the Latin American and BME community. It will also enable wider regeneration of the Tottenham and Seven Sisters Neighbourhood; improve access and movement in the local area; result in public realm improvements and help to reduce crime.

6.18 Conclusion

- 6.18.1 This is a significant development on a prominent site within Tottenham that has elicited a wide range of responses. Having considered all material planning considerations including the development plan and the environmental information submitted with the application, officers consider that:
- 7 The principle of a landmark tall building is supported by existing and draft policy subject to detailed consideration, in particular the impact on the historic environment, the environmental conditions in the area and other surrounding heritage assets.
 - 8 The scale of development will provide a significant number of new homes that will help to meet the Borough and London's wider housing needs in the future. The PRS element will provide greater high quality purpose designed new homes with stable management and security for occupants complementing the existing housing offer in the area. The employment opportunities are considered to support the objectives within the Corporate Plan and Local Plan and will have a positive economic impact in the locality and planning obligation will secure opportunities for local unemployed people to maximise the regeneration benefits of the proposal
 - 9 The less than substantial harm caused by the proposals to the nearby heritage assets is outweighed by the townscape benefits of the proposal. The visual and townscape assessments accompanying the application demonstrate that the scale of development proposed within the application will have a significant impact on the appearance of the area locally but in the round will have a positive impact by enhancing the legibility of the area, removing a negative impact on the conservation area and improving the public realm. The design is considered to be high quality which justifies a higher density than recommended in the London Plan guidance.
 - 10 There would be 39% affordable units based on habitable rooms which an independent viability assessment has shown to be maximum level of affordable housing that the site can viably support.
 - 11 The proposed mix of units is considered appropriate for a high density scheme at an accessible location with a larger number of smaller units but also some larger family units. The units within the tower would be 'tenure blind' and share communal areas. The proposed residential accommodation would be high quality and meet all the

required London Plan Standards and exceed the requirements for child playspace. All the dwellings will meet the Lifetime Homes standards; and all will be easily adaptable for wheelchair users and 10% will be fully wheelchair accessible.

- 12 The development is in a highly accessible area where car-free development is acceptable. On-street disabled car parking spaces are acceptable given they are within a reasonable walking distances. S106 obligations and conditions will secure a Controlled Parking Zone, Delivery and Servicing Plan, Waste Management Plan, cycle parking, parking management plan, construction management plan and necessary highways works through a S278 agreement. The proposal will have a high level of cycle parking and improve the pedestrian environment through the public realm works proposed. The servicing and delivery arrangements are acceptable.
- 13 Having regard to the Environmental Statement submitted with the application, the environmental impacts of the development, including impact upon local amenity in terms of daylight, sunlight, noise, air quality and traffic impacts have been assessed and subject to the conditions proposed within the recommendation are considered to be acceptable. The impact of the tower on wind conditions/microclimate is also capable of being acceptably mitigated by the measures incorporated within the design of the development and the measure proposed for the Wards Corner site.
- 14 The proposed tree removed is considered to be acceptable given the merits of the development and 5 replacement trees will be secured by condition. Conditions will also ensure that the trees to be retained are adequately protected to maintain the landscape character of the area.
- 15 The level of carbon reduction proposed is considered acceptable in this instance and carbon offsetting is required through the S106 to reach the London Plan target. The development could connect to the Upper Lee Valley heat network and safeguarding will be secured by a condition. The building has been designed such that demand for cooling will be minimised. The proposal will provide sustainable drainage and will not increase flood risk and is considered to be a sustainable design.
- 16 The waste management arrangements are considered acceptable and will be controlled through a S106 obligation. Conditions will be imposed to ensure that contaminated land risks are adequately mitigated and that there is no significant impact on air quality, the noise impacts of the proposal are considered acceptable. The proposal will make a positive contribution to the enhancement and protection of biodiversity.
- 17 The proposals are not considered to give rise to any adverse equalities impact upon the protected characteristics of any individual or group.

Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6.19 CIL

6.19.1 Based on the information given on the plans, the Mayoral CIL charge will be £566,166 (13,872 sqm x £35 X 1.166) and the Haringey CIL charge will be £106,350 (7,090 sqm x 15 x 1.054). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s)

1584-G100-P-SITE-001, 1584-G200-P-RF-001, XE-E-001, XE-N-001, XE-NW-001, XE-S-001, XE-SW-001, XE-W-001, P-DEM-001, P-00-001 rev. C, P-MZ-001, P-01-001 rev. C, P-02-001 rev. C, P-03-001 rev. C, P-04-001 rev. C, P-05-001 rev. C, P-06-001 rev. C, P-07-001 rev. C, P-09-001 rev. C, P-18-001 rev. C, P-20-001 rev. C, P-22-001 rev. B, P-B1-001, P-RF-001 rev. C, P-D-00-001 rev. C, P-D-MZ-001, P-D-01-001 rev. C, P-D-02-001 rev. C, P-D-03-001 rev. C, P-D-04-001 rev. C, P-D-05-001 rev. C, P-D-07-001 rev. C, P-D-09-001 rev. C, P-D-18-001 rev. C, P-D-20-001 rev. C, P-D-22-001 rev. C, P-D-B1-001, P-D-00-002 rev. B, P-D-01-002 rev. B, P-D-02-002 rev. B, P-D-03-002 rev. B, P-D-05-002 rev. B, E-E-001, E-N-001 rev. B, E-NW-001 rev. C, E-S-001, E-SW-001, S-AA-BB-001, S-CC-001, S-DD-001 rev. B, S-EE-001, S-FF-001, S-GG-001, S-HH-001, S-JJ-001, S-KK-001, S-LL-001, DET-001, DET-002, DET-003

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:

1584-G100-P-SITE-001, 1584-G200-P-RF-001, XE-E-001, XE-N-001, XE-NW-001, XE-S-001, XE-SW-001, XE-W-001, P-DEM-001, P-00-001 rev. C, P-MZ-001, P-01-001 rev. C, P-02-001 rev. C, P-03-001 rev. C, P-04-001 rev. C, P-05-001 rev. C, P-06-001 rev. C, P-07-001 rev. C, P-09-001 rev. C, P-18-001 rev. C, P-20-001 rev. C, P-22-001 rev. B, P-B1-001, P-RF-001 rev. C, P-D-00-001 rev. C, P-D-MZ-001, P-D-01-001 rev. C, P-D-02-001 rev. C, P-D-03-001 rev. C, P-D-04-001 rev. C, P-D-05-001 rev. C, P-D-07-001 rev. C, P-D-09-001 rev. C, P-D-18-001 rev. C, P-D-20-001 rev. C, P-D-22-001 rev. C, P-D-B1-001, P-D-00-002 rev. B, P-D-01-002 rev. B, P-D-02-002 rev. B, P-D-03-002 rev. B, P-D-05-002 rev. B, E-E-001, E-N-001 rev. B, E-NW-001 rev. C, E-S-001, E-SW-001, S-AA-BB-001, S-CC-001, S-DD-001 rev. B, S-EE-001, S-FF-001, S-GG-001, S-HH-001, S-JJ-001, S-KK-001, S-LL-001, DET-001, DET-002, DET-003

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

3. Notwithstanding the information submitted with this application, no development (excluding demolition) shall take place until precise details and samples of the external materials (including mortar) 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. Notwithstanding the information submitted with this application, no development (excluding demolition) shall take place until detailed drawings, of all elevations have been submitted to and approved in writing by the Local Planning Authority including 1:20 plans of the brick panels, balcony and canopy details and window reveals the development shall be carried out in accordance with the approved details 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.

5. No development (excluding demolition) shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other

storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

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:

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 the development, excluding demolition. Such an approved scheme of planting, seeding or turfing 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 five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme shall be implemented in accordance with the approved details and 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.

6. No development shall start until an Arboricultural impact assessment, tree protection plan and Arboricultural method statement have been provided showing details of any pruning required to the existing and trees and details of the proposed foundations in connection with the development, hereby approved and any excavation for services shall be agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved scheme. No development shall start until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant

machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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

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. All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of wheelchair accessible homes and to comply with Haringey Local Plan 2013 Policy SP2 and the London Plan Policy 3.8.

8. At least 10% of all dwellings within each tenure type shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Haringey Local Plan 2013 Policy SP2 and the London Plan Policy 3.8.

9. The development hereby approved shall be designed to Secured by Design Sections 2 and 3 Compliance unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Police standards for the physical protection of the building and its occupants. and to comply with Haringey Local Plan 2013 Policy SP11.

10. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.

Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

11. Before development commences other than for investigative work:

- a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
 - a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

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

12. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been

carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

13. Prior to installation, details of the Ultra Low NOx boilers 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.

Reason: To prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by The London Plan Policy 7.14.

14. Prior to installation details of the CHP boilers shall be submitted to, and approved in writing by the Local Planning Authority. Evidence shall demonstrate the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band B.

Reason: To prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by The London Plan Policy 7.14.

15. No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. Details of all plant and machinery to be used at the demolition and construction phases shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of each phase. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

Reason: To prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by The London Plan Policy 7.14.

16. Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.

Reason: In the interests of neighbouring amenity.

17. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.
Reason: To prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by The London Plan Policy 7.14.
18. The development hereby approved shall not be occupied until a Delivery and Servicing Plan (DSP) have been submitted to, and approved in writing by the Local Planning Authority. The servicing and delivery plan must also include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day.
Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.
19. Prior to the commencement of demolition works a Demolition Management Plan (CMP) and Demolition Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority. The Plans should provide details on how demolition works will be undertaken in a manner that disruption to traffic and pedestrians on Seven Sisters Road, Stonebridge Road and the surrounding residential roads is minimised. 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 and highways network
20. Prior to the commencement of construction works (excluding demolition) a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority. The Plans should provide details on how Construction works (excluding demolition) will be undertaken in a manner that disruption to traffic and pedestrians on Seven Sisters Road, Stonebridge Road and the surrounding residential roads is minimised. 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 and highways network
21. The development shall not be occupied until a minimum of 265 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.

22. Evidence that each commercial element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level 'Very good' shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the development.

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.

23. Prior to commencement of the development, save for demolition, full details of the single Energy Centre as set out in Appendix C of the submitted Energy Strategy, operational details of the heat network (pressures and temperatures), the location of the energy centre provision of space for future heat exchangers should the network not be delivered at this time. and communal network future proofing measures, including details of the safeguarded connection between the energy centre to the public highway, that will be reserved for connectivity to the area wide network should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the completed development is future proofed to enable connection to an area wide decentralised energy network to comply with Policies 5.5 and 5.6 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

24. The development hereby permitted shall be built in accordance with the Apex House: Energy Strategy (rev 2) By: Hoare Lea; Date: September 2015 and the energy provision shall be thereafter retained in perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority. For the avoidance of doubt this shall include, the location of the energy centre and site wide heating network operations; route for connections to the energy centre (the area identified for the heat exchangers) from the public highway and 40m² of solar PV on the roof of the development (as drawn in Appendix D of the Energy Statement).

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply

with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013

25. The development hereby permitted (excluding demolition) shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

26. No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details as shown on 14411/500/41 Rev B and SK05. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

27. The development hereby approved shall not be occupied until such time as any necessary highway works, which includes if required, but not

limited to, footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements have been carried out and completed.

Reason: In the interests of highway safety.

28. The development shall not be occupied until such time as the refuse and waste storage and recycling facilities shown on 584-G200-P-00-001 Rev A have been implemented. The refuse and waste storage and recycling facilities shall be permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

29. Details of the species and location of a 5 x replacement trees (20-25cm stem girth) shall be agreed with the Local Planning Authority in writing before commencing the development hereby approved (excluding demolition), and shall be planted within the next planting season after the development hereby approved is completed.

Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.

30. The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

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.

31. The development hereby permitted shall be built in accordance with the recommendations set out in section 6.1 - 6.4 of the extended phase 1 habitat survey and the proposed biological enhancements installed prior to the occupation of the proposed buildings and retained thereafter in perpetuity.

Reason: To ensure that the development will make a positive contribution to the protection, enhancement, creation and management of biodiversity) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.

32. The existing architects or other such architects as approved in writing by the Local Authority acting reasonably shall undertake the detailed design of the project.
Reason: In order to retain the design quality 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.
33. Prior to the completion of the development hereby permitted, a shutter and signage strategy shall be submitted to and approved in writing by the Local Planning Authority all future proposal for shutters and signage shall be in accordance with this strategy.
Reason: In order to retain the design quality 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.
34. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, 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.
35. No external illumination of the external elevations to the building shall take place other than in accordance with a detailed building lighting scheme which shall be submitted to and approved in writing by the LPA,
Reason: To ensure that any external lighting of the building has regard to the visual amenity of the area including the character and appearance of the conservation area, the amenities of surrounding properties and the safety of users of the surrounding highway network.
36. Prior to the development of the building above ground level a scheme for the phased delivery and long term management of the private and public spaces within and adjacent to the building shall be submitted to and approved in writing by the LPA. The development shall be carried out only in accordance with the approved landscape/public realm phasing and management scheme.
Reason to ensure that the development secures the delivery of appropriate landscaping and amenity space for future residents and makes provision for effective, safe long term management of each of the

spaces to ensure continued utility and enjoyment of the spaces by occupiers and the improvement of the streetscape in accordance with the objectives (and public benefit) associated with the grant of this planning permission.

Informatives:

INFORMATIVE : 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 : CIL - Based on the information given on the plans, the Mayoral CIL charge will be £486,535 (13,872 sqm x £35) and the Haringey CIL charge will be £106,350 (7,090 sqm x £15). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE : Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

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

INFORMATIVE : 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 : The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE: 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 : 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: 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.

HGY/2016/0990

8.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

8.1 Proposed Development

8.1.1 Non-material amendment following a grant of planning permission HGY/2012/0915 for the installation of a new public art wind screen to Seven Sisters Road. The proposed amendment comprises a 1 metre wide 3.6 metre high wind screen on the Sevens Sisters Road elevation of the approved development located between the proposed retain units 49 and 50. It will be clad in hard standing steel and will act as a wind mitigation mechanism for the pavement outside the market entrance.

8.2 Site and Surroundings

8.2.1 The Wards Corner site is a prominent site located on the Western side of Tottenham High Road and comprises 227 to 259 High Road, 709 – 723 Seven Sisters Road, 1a – 11 West Green Road and 8 – 30 Suffield Road, which are all 2/3 storey Victorian properties. The net site area is 0.65 of a hectare. The site contains the former Wards Corner Department Store and is situated above the Seven Sisters Victoria Line Underground Station and tunnels.

8.2.2 The site comprises retail and commercial floorspace on the ground and first floors on the High Road footage with retail and commercial on the ground floor and residential above on the other two main frontages. Suffield Road is a one way road and is different in character being a relatively quiet residential street. There are currently 33 residential units falling within the boundary of the site.

8.2.3 The front part of the site falls within the West Green Road/Seven Sisters Conservation Area. The West Green Road/Seven Sisters shopping area is classified as a District Centre the total retail floorspace on site is currently 3,182sq metres. The existing buildings currently incorporate an indoor market comprising 36 separate units.

8.2.4 Currently a significant number of traders are from Spanish speaking backgrounds. The site has a public transport accessibility level of 6.

8.3 Relevant Planning and Enforcement history

8.3.1 HGY/2012/0915 and HGY/2012/0921) for the adjacent site at Wards Corner for the same applicant, on 12 July 2012 for: *“Demolition of existing buildings and erection of a mixed use development comprising class C3 residential, class A1/A2/A3/A4 uses, with access, parking and associated landscaping and public realm improvements”*. The proposal requires the accumulation of property which

is not in the applicant's ownership. The Council's Cabinet granted resolution to use Compulsory Purchase Order (CPO) powers 10/11/15, the Order itself has yet to be made.

- 8.3.2 HGY/2014/0575 on 22nd April 2014 for restoration of the existing market and corner building bringing 2150 m² of derelict space into A1, A2, A3 and B1 use, installation of bay windows to the front, dormer windows to the front and rear, reinstatement of chimneys, replacement of existing shop-fronts to the front of the market with new glazed facade, improvements to the public realm to the front of the market, new glazed rear doors added to the rear, new DDA compliant access to the first and second floor, reintroduction of internal light-wells from the first to ground floor and insulation of building to increase thermal efficiency.

9.0 LOCAL REPRESENTATIONS

- 9.1 The following were consulted:

154 Neighbouring properties

- 9.2 The following Residents Associations/Civic/Amenity Groups:
Tottenham CAAC Joyce Rosser 46 Redston Road London
Wards Corner Community Coalition
Page Green Residents Association
Tottenham Civic Society

- 9.3 4 site notices were erected close to the site

- 9.4 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: 3

Objecting: 3

- 9.5 The following local groups/societies made representations:
Seacole Court Residents' Association

- 9.6 The issues raised in representations that are material to the determination of the application are summarised as follows:

- The wind mitigation is inappropriate for its environment
- The pavement is already cluttered
- The screen vulnerable to defacement
- Will increase noise pollution

- 9.7 The following issues raised are not material planning considerations:

- Wind mitigation has not been a problem in the past (Officer Comment: the rationale for the proposal is not a material planning consideration)
- Will aid the purchase of Apex House (Officer Comment: the rationale for the proposal is not a material planning consideration)

10.0 ASSESSMENT

- 10.1 S96 of the Town and Country Planning Act 1990 (as amended) allows the Council to make a change to any planning permission if satisfied that the change is not material. An application for a non-material amendment can only be made by or on behalf of a person with an interest in the land to which the planning permission relates and the application may be made only in respect of so much of the planning permission as affects the land in which the person has an interest.
- 10.2 The applicant has sought a non-material amendment to the approved scheme at Wards Corner to provide a wind mitigation screen for the proposal at Apex House. The location of the screen is on land which the applicant currently owns.
- 10.3 The National Planning Practice Guidance (NPPG) sets out that there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application. As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.
- 10.4 The NPPG states that when making a decision the local planning authority must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.
- 10.5 In this instance due to level of public interest in both the current Apex House proposal and the approved Wards Corner scheme the LPA has carried out consultation with properties within view of the proposed amendment. Several responses have been received. In objecting to the proposals they suggest that the wind mitigation measure is inappropriate for its environment because of its impact upon the pavement environment and noise pollution.

- 10.6 The mitigation measures proposed are associated with the proposals for the redevelopment of the Wards Corner site. These proposals involve comprehensive development along the Seven Sisters Road frontage that will have a significant impact upon the appearance of the area. The proposals will replace a number of the existing shop units and will prompt changes in the pavement area in this area. Whilst therefore noting the concerns expressed about clutter, the expectation is that the redevelopment will precipitate a change of the way that the pavement area along the site frontage is used.
- 10.7 The proposed amendment comprises a 1 metre wide 3.6 metre high wind screen on the Seven Sisters Road elevation of the approved development located between the proposed retain units 49 and 50. It will be clad in hard standing steel and will act as a wind mitigation mechanism for the pavement outside the market entrance. Against a backdrop of a comprehensive redevelopment up to 7 stories in height the proposed additional screen is considered to be small in scale and impact in relation to the proposed building and is considered to not materially impact on the appearance of the proposed building and the conservation area or increase noise pollution.
- 10.8 An additional condition will be attached to the amended permission requiring the final details of the public art proposed on the structure to be submitted to and approved by the planning authority. Subject to that provision, it is considered that a non-material amendment can be granted.

11.0 RECOMMENDATION

GRANT Non-Material Amendment

Applicant's drawing No.(s) P(00)01_E(1), P(00)01_F, P(00)21B, P(00)22_-, P(00)100_D and P(00)100_E

Condition:

The final design of the public art to be displayed on the windscreen hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced (excluding demolition. The development shall be carried out in accordance with the approved details thereafter

Reason: In order for the Local Planning Authority to retain control over the exact detail of the proposed development in the interests of visual amenity consistent with Policies 7.6 and 7.8 of the London Plan 2015, Policies SP11 and S12 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Transportation	<p><u>Transport Context</u> The development site is located in an area with a high public transport accessibility level, PTAL 6b (0 being the worst and 6b being the best). The site has the highest accessibility to public transport possible with 11 bus routes (46, 349, 243, 318, 476, 149, 76, W4, 41, 259, and 279) operating in close proximity to the site. The frequencies of buses on the routes serving the site range from 4 to 12 vehicles per hour, with an average frequency of 92 vehicles per hour. Seven Sisters Rail and LUL Stations are approximately 116m from the site, which is 1.5 minutes walk time. South Tottenham Rail Station is approx. 310m from the site and can be reached by walking in 3.8 minutes.</p> <p>There are planned public transport improvements, which will further enhance the public transport accessibility of the site. Seven Sisters Road Station is part of the proposed Crossrail 2 project, which is currently under consultation. Other planned transport improvements in the locality include Cycle Superhighway 1, which is aimed at improving the cycle link between Tottenham and Old Street. The Cycle Superhighway 1 (CS1) project is recently completed. In the vicinity of the site CS1 consists of northbound and southbound segregated cycle lanes along Tottenham High Road, to the east of the development site.</p> <p>The development site is at the junction of Seven Sisters</p>	<p>Noted, conditions and S106 obligations attached as recommended.</p>

Stakeholder	Question/Comment	Response
	<p>Road and Tottenham High Road, which are both part of the TLRN (Transport for London Road Network). Seven Sisters Road forms part of the A503 route, whilst Tottenham High Road forms part of the A10 route.</p> <p>Stonebridge Road to the Southwest of the site is a private residential road that provides vehicle access to the existing car park at Apex House and serves as access to the adjoining residential properties; Stonebridge Road is owned by the Council and managed by Hackney Homes.</p> <p>The adjoining roads are subject to a variety of parking restrictions. Tottenham High Road and Seven Sisters Road are TLRN and therefore are subject to Red Route restrictions. The surrounding LB Haringey adopted highways are included in a controlled parking zone (CPZ), with parking restrictions operating Monday to Saturday 8:30AM to 6:30PM. Stonebridge Road is under the private parking regime, which allows parking for residents only.</p> <p><u>Description of Development</u></p> <p>The proposal entails demolition of the existing building and redevelopment to provide: a new high-rise apartment block with 163 residential units (104 private and 59 affordable); 2,134m² of residential amenity spaces; 873m² commercial/retail floor space to replace the existing cover market at Wards Corner or other retail/commercial uses; provision of servicing for the market; provision of 16 on-street disabled car parking spaces; 261 cycle parking spaces; and public realm enhancements.</p>	

Stakeholder	Question/Comment	Response
	<p><u>Trip Generation</u></p> <p>The trip generation analysis presented in the Transport Assessment suggests that the proposal will generate fewer vehicle trips than the existing development and the conclusion follows that the proposal will not create any detrimental traffic impacts on the adjoining highway network. Transport officers concur with this conclusion.</p> <p>The trip generation analysis shows that the proposal will create an increase in trips by public transport (Bus, Rail and Underground). The net trip generation for public transport forecasted some 414 two-way trips over a 12 hour period (07:00 to 19:00). This translates into 71 two-way public transport trips in the AM peak and 49 two-way public transport trips in the PM peak. The breakdown per public transport mode is 40, 9 and 22 underground, rail and bus trips respectively, during the AM (08:00-09:00) peak; and 28, 6 and 15 underground, rail and bus trips respectively, during the PM (17:00-18:00) peak. The additional public transport trips can be accommodated comfortably within the current public transport capacity and is therefore deemed to have no material impact.</p> <p>As the commercial space is proposed to be used for the market which will be transferred only some 67 metres for the existing location we have considered that these trips already exist on the local transport network and the relocation on the site some 67 metres will no change the nature of these tips, hence we agree that there is no need for these tips to be assessed as part of the cumulative impact of the development on the highways network, with the exception of servicing, which is</p>	

Stakeholder	Question/Comment	Response
	<p>assessed below, and will be Conditions byway of a service and deliver plan.</p> <p>The development is expected to generate 16 service/delivery trips per day for the market element. The TA suggests that vehicles servicing the market would be vans of 6m or less, and 7.5t lorries. The service trip generation of the site is not expected to create any significant effects during peak traffic periods. There is some concern that during servicing there may be some temporary congestion on Stonebridge Road however this will be temporary in nature.</p> <p>The TA predicts a net increase in pedestrian trips during the AM and PM peak traffic periods. An additional 414 pedestrian two-way trips over a 12 hour period (07:00 – 19:00) is predicted. The increased pedestrian trips during the AM and PM peaks are small and can be accommodate within the existing pedestrian provisions. A small net increase in cycle movement is predicted – 2 and 2 two-way cycle trips during the AM and PM peak traffic periods respectively. Such a small increase would have little impact on the adjoining road network.</p> <p><u>Parking Provision</u></p> <p>The approach to parking under the proposal is consistent with London Plan 6.13 and saved UDP policy M9 i.e. encouraging minimum car parking provision in areas of excellent transport accessibility, in order to promote the use of non-car modes of travel. The provision of nil on-site car parking is therefore considered to be acceptable given the high public transport accessibility level of the</p>	

Stakeholder	Question/Comment	Response
	<p>site.</p> <p>However, it is a policy requirement that the needs of disabled people are taken into account and adequate disabled parking is provided to ensure that developments are accessible for all. Parking for disabled people should generally be provided off-street, however, where constraints dictate otherwise, disabled car parking can be provided on-street, providing that there is spare on-street parking capacity and that the disabled car parking spaces can be located within the maximum distance (50m) from the principal entrance of the development.</p> <p>The applicant has indicated (at Appendix 3 of the Transport Statement) the locations where disabled car parking spaces will be provided in the adjoining street – Stonebridge Road. A survey of parking in Stonebridge Road was undertaken and found that the maximum consumption of parking was 77 out of 127 permit parking spaces. This suggests that Stonebridge Road has spare capacity of 50 parking spaces. With the removal of six (6) car parking spaces to provide for servicing, the spare capacity is reduced to 44 spaces. The applicant proposes to allocate up to 16 of the existing permit parking spaces to disabled parking for the proposed development, reducing the spare capacity to 28 spaces during periods of maximum usage. The disabled car parking spaces can be accommodated within the capacity of Stonebridge Road.</p> <p>As the proposed disabled parking spaces in Stonebridge Road fall outside of the demise of the development site, the applicant is required to produce evidence of an</p>	

Stakeholder	Question/Comment	Response
	<p>agreement with the owner of Stonebridge Road, permitting residents of the development to park in Stonebridge Road must be submitted for inspection and approval by the Transport Officer, prior to the occupation of the development.</p> <p>The applicant proposes to introduce a lower number of disabled car parking spaces in Stonebridge Road initially, increasing the number of spaces in response to the growth in demand, up to the agreed maximum of 16 spaces. The applicant has agreed to produce a Parking Management Plan (PMP) which will keep the demand for disabled parking spaces under review, in order to ensure that sufficient spaces are made available for residents of the development. Consideration must be given to the location of the disabled parking spaces in terms of their proximity to the principal entrance. Disabled parking should be located no greater than 50m from the principal entrance which they serve.</p> <p><u>Access and Servicing Arrangements</u></p> <p>The proposal includes an off-street service yard that takes access via Stonebridge Road, which serve the residential and commercial aspect of the development; including accommodate refuse collection vehicles, domestic deliveries and delivers to the proposed relocated Market. The Transport Assessment includes swept path diagrams which demonstrate that vans servicing accessing the service yard can comfortably maneuver and exit in a forward direction., vehicle swept path analysis have also been provide which demonstrates that refuse vehicles can access the</p>	

Stakeholder	Question/Comment	Response
	<p>proposed service area to collect refuse, the Council's waste management section will require all the bins (45 Euro Bins) to be within 10 metres of the refuse truck.</p> <p>Additional provision for servicing, primarily for the market element of the proposal, consists of on-street loading bays in Stonebridge Road and Seven Sisters Road. The TA suggests that the loading bay design has regard to TfL's bus stop guidance i.e. 15m clear of the Seven Sisters/ Tottenham High Road junction and 13m clear of the nearby bus cage, and is therefore acceptable. The applicant has consulted TfL in relation to the location of the loading bay and the proximity of the existing bus stop, TfL are happy for the loading bay to be included as part of the proposed serving arrangements.</p> <p>The proposed loading bay in Stonebridge Road is also provided on the footway, the details of the loading bay in Stonebridge Road will require the approval of the owners of Stonebridge Road. The provision of the loading bay will also require TfL's approval as the existing Red Route traffic management order in Stonebridge Road will have to be amended.</p> <p>The removal of three (3) existing on-street parking spaces in Stonebridge Road to facilitate the loading bay will not significantly reduce the overall parking capacity in Stonebridge Road but this will require the approval of the owners of the road (Housing/ Homes for Haringey).</p> <p><u>Pedestrian Access</u> The development site sits on two (2) Red Routes and is</p>	

Stakeholder	Question/Comment	Response
	<p>abutted by relatively generous footways widths on its Red Route frontages, as is typical in an urban location. The site has good pedestrian connections to local transport provisions and amenities.</p> <p>Pedestrian access is via three (3) cores which take access from the footway in Tottenham High Road, Seven Sisters Road and Stonebridge Road. It should be noted that the proposed building is set back on its Seven Sisters Road, Tottenham High Road and Stonebridge Road frontages, effectively creating wider footways. The proposed widening will improve the pedestrian environment and is viewed positively by the Council; providing that the additional space created by the set back of the building will be publicly accessible.</p> <p><u>Cycle Access and Parking</u></p> <p>As set out in the contextual transport information above, there are planned strategic cycle improvements (Cycle Superhighway 1) adjacent to the site, which are aimed at improving north-south cycle connections between Tottenham and Old Street. CS1 cycle lane runs along the Tottenham High Road frontage of the development site. The CS1 proposal entails the creation of a 3 to 3.2m segregated two-way cycle lane on the Tottenham High Road frontage of the development site. Transport officers observe that the footway width on the Tottenham High Road frontage of the site is slightly narrower than the footway adjacent to Seacole Court. A further enhancement on the CS1 proposal in Tottenham High Road would be an adjustment of the site boundary (Red Line) to align with the adjoining Seacole House</p>	

Stakeholder	Question/Comment	Response
	<p>boundary/back of footway, thus allowing the residual slither of land along the Tottenham High Road frontage of the site to be included in the adjoining CS1 cycle lane.</p> <p>The TA states that a total of 265 cycle parking spaces are provided on the ground floor and mezzanine level for the proposed uses. The planning application drawings indicate 135 cycle parking spaces on ground floor and 135 cycle parking spaces on the mezzanine floor. 265 cycle parking spaces satisfy the recommendations set out in the London Plan (FALP, 2015, Table 6.3).</p> <p><u>Accident Analysis</u> The TA included an analysis of accidents in the area over a 36 months period ending in November 2014. The data obtained from TfL shows that 99 accidents occurred during this 36 months period. The most common location for accidents were observed to be the junction of Seven Sisters Road with Tottenham High Road and Tottenham High Road/ Broad Lane junction. However, none of the accidents within the area assessed were fatal accident. The nature of the accidents observed during the 36 months period suggests that no specific mitigation aimed at reducing accidents is required. However, it should be noted that as part of the proposed CS1 scheme, the pedestrian crossing connecting Apex House to the Seven Sisters Road northern footway via the traffic island will be widened, which is expected to improve highway safety in the vicinity of the site.</p> <p><u>Travel Plan</u> The proposal is accompanied by a Framework Travel</p>	

Stakeholder	Question/Comment	Response
	<p>Plan (FTP), which was assessed by TfL's ATTrBute system and was found to have failed. Nonetheless, the aims, objectives and indicative measures outlined in the FTP are broadly acceptable. The applicant is required to produce and submit a Full Travel Plan for the approval of the Council. The Travel Plan must be in place prior to the operation of the development.</p> <p><u>Conclusions</u> The development is in an area that is highly accessible by non-car modes and is therefore suited for a car-free development as proposed. The development is deemed consistent with London Plan Policy 6.13, SP7 and saved UDP Policy M10 which promotes car-free developments in areas of high public transport accessibility. The Council seeks a car-free s.106 obligation which removes residents' eligibility to obtain permits to park in the adjoining CPZ bays.</p> <p>The principle of providing on-street disabled car parking spaces are accepted, providing the disabled parking spaces are within a reasonable walking distances from the entrance of the development. The applicant is required to produce evidence of an agreement with the owner of Stonebridge Road with respect to the provision of on-street disabled parking spaces.</p> <p>The development is acceptable on balance providing that the transport issues highlighted in this report are addressed and subject to the planning conditions and obligation.</p>	

Stakeholder	Question/Comment	Response
	<p>1. <u>Car-free Development</u> The owner is required to enter into a Section 106 Agreement to ensure that the residential units are defined as “car free” and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (One thousand pounds) towards the amendment of the Traffic Management Order for this purpose.</p> <p>2. <u>Car Club Membership</u> The applicant/developer must establish a car club scheme which ensures that residents of the development has access to a minimum of 2 car, offer all new residents of units within the proposed development a minimum of two years free membership to a local Car Club and £50 driving credit. Evidence that each unit has been offered free membership to the Car Club must be submitted to the Local Planning Authority.</p> <p>3. <u>Travel Plan (Residential)</u> Within three (3) months of first occupation of the proposed new residential development a Travel Plan for the approved residential uses shall have been submitted to and approved by the Local Planning Authority detailing means of conveying information for new occupiers and techniques for advising residents of sustainable travel options. The Travel Plan shall then be implemented in accordance with a timetable of implementation, monitoring and review to be agreed in writing by the</p>	

Stakeholder	Question/Comment	Response
	<p data-bbox="573 235 926 267">Local Planning Authority.</p> <p data-bbox="573 306 1381 521">The developer is required to pay a sum of £3,000 (three thousand pounds) per travel plan for monitoring of the travel plans; this must be secured by S.106 agreement. Reason: To enable residential occupiers to consider sustainable transport options, as part of the measures to limit any net increase in travel movements.</p> <p data-bbox="573 563 1178 596">4. <u>Control Parking Zone consultation CPZ</u> The applicant developer will required to contribute byway of a Section 106 agreement a sum of £23,000 (Twenty three Thousand Pounds) towards the design and consultation on the implementing parking management measures to the south east of the site which are currently not covered by a control parking zone and may suffer from displaced parking as a result of residual parking generated by the development proposal. Reason: To mitigate the impact of the residual parking demand generated by the proposed development on existing residents on the roads to the south east of the site.</p> <p data-bbox="573 1190 1056 1222">5. <u>Section 278 Highway Act 1980</u> The owner shall be required to enter into agreement with the Highway Authority (Transport for London) under Section 278 of the Highways Act to pay for any necessary highway works, which includes if required, but not limited to, footway improvement works, access to the</p>	

Stakeholder	Question/Comment	Response
	<p>Highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements. Unavoidable works required to be undertaken by Statutory Services will not be included in the Highway Works Estimate or Payment.</p> <p>6. <u>Delivery and Servicing Plan and Waste Management Plan.</u> The owner shall be required to submit a Delivery and Servicing Plan (DSP) for the local authority's approval. The DSP must be in place prior to occupation of the development. The service and deliver plan must also include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day. Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.</p> <p>7. <u>Cycle Parking</u> Internal lockable space shall be made available within the building for the secure parking of 265 bicycles, as shown on the plans hereby approved, before the first occupation of the development. REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.</p>	

Stakeholder	Question/Comment	Response
	<p>8. <u>Parking Management Plan (PMP)</u> Before the use hereby approved first commences, the owner shall submit a Parking Management Plan detailing the provision of car parking spaces for people with disabilities at locations close to the entrances to the building(s). The PMP shall also contain detail so the location and number of disable car parking spaces to be provided Reason: In order to ensure that a reasonable minimum of car parking spaces are provided for people with disabilities.</p> <p>9. <u>Construction Management Plan</u> The owner is 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 (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Seven Sisters Road, Stonebridge Road and the surrounding residential roads 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>	
Waste Management	<p>The waste storage area needs to be located at the front of the property. The point of collection would be directly from Seven Sisters Road, High Road, Stonebridge Road Each self contained unit will require adequate provision for refuse and recycling off street at the front of the property. I would like to confirm that space must be provided for one 'Standard kerbside collection full set' for each property. The boxes indicated above provide some</p>	<p>Noted, amended plans have been provided to show, a separation of commercial and residential waste, an area for bulk storage, provision for food waste and amendments to allow collection from Stonebridge Road. A detailed refuse management plan will be secured by S106/condition X. The waste management team are now satisfied with</p>

Stakeholder	Question/Comment	Response
	<p>detail about accessibility, design and space requirements. Details of the 'Standard kerbside collection full set' are provided below.</p> <p>The site will require the managing agents to have a cleansing schedule to remove litter from the external areas of the site and cleansing of the waste storage areas. A clear instruction from the managing agents to residents of how and where to dispose of waste responsibly is recommended.</p> <p>The proposed commercial use will require storage for both refuse and recycling waste either internally or externally, arrangements for a scheduled waste collection with a Commercial Waste Contractor will be required.</p> <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> <p>The waste collection point will need to be at the front/side of the property from High Road/Seven Sisters Road/ Stonebridge Road N15 and/or within the development itself.</p>	<p>the proposals for refuse and recycling storage.</p>

Stakeholder	Question/Comment	Response
<p>Environmental Health Pollution</p>	<p><u>Contaminated land: (CON1 & CON2)</u></p> <p><u>CON1:</u></p> <ul style="list-style-type: none"> • Before development commences other than for investigative work: <ul style="list-style-type: none"> 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:- <ul style="list-style-type: none"> • a risk assessment to be undertaken, • refinement of the Conceptual Model, and 	

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> • 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><u>And CON2 :</u></p> <ul style="list-style-type: none"> • 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>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>The site is within a TfL NO₂ Focus area and a Haringey council hotspot area for poor air quality. The following</p>	

Stakeholder	Question/Comment	Response
	<p>conditions are recommended;</p> <p><u>Combustion and Energy Plant:</u></p> <ul style="list-style-type: none"> • Prior to installation, details of the Ultra Low NOx boilers 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 20 mg/kWh. • <i>Reason: To protect local air quality.</i> • No development hereby approved shall commence until details of the CHP boilers have been submitted to, and approved in writing by the Local Planning Authority. Evidence shall demonstrate the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band B. Reason: To ensure that the development achieves a high level of sustainability. <p><u>Management and Control of Dust:</u></p> <ul style="list-style-type: none"> • No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust 	

Stakeholder	Question/Comment	Response
	<p>and Emissions Control and shall also include a Dust Risk Assessment. <u>Reason:</u> To Comply with Policy 7.14 of the London Plan</p> <ul style="list-style-type: none"> • Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA. <u>Reason:</u> To Comply with Policy 7.14 of the London Plan • No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at http://nrmm.london/. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site. <p>Reason: To protect local air quality.</p> <ul style="list-style-type: none"> • An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All 	

Stakeholder	Question/Comment	Response
	<p>machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.</p> <p>Reason: To protect local air quality.</p> <p><u>As an informative:</u></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>	
Economic Development	<p>Have the following comments on the Economic Development benefits and impact.</p> <p>1) We would definitely look to realise the proposed construction phase employment opportunities identified in the applicants Economic Impact Assessment. This would include employment, apprenticeships and work placements. We would most likely require an apprenticeship co-ordinator to be nominated and are working on procuring our own provider.</p> <p>2) Additionally we would like to see engagement with schools and the College (CONEL) to provide education, training and work experience opportunities for local students. In particular we would like to see engagement</p>	Noted, S106 obligations attached in relation to local labour and training.

Stakeholder	Question/Comment	Response
	<p>with skills provision at CONELs Construction Centre.</p> <p>3) We would want to be involved in any recruitment during operation, especially if the commercial space ends up not being occupied by the market and subsequently occupied by new businesses creating new positions locally. Our direct employment support service HEST could facilitate candidate selection and interview preparation.</p> <p>4) Because of the significant loss of employment floorspace (75% reduction), we would definitely seek an s106 contribution to compensate for the loss of space for economic opportunity in the borough. This would be through the appropriate methodology set out in the Planning Obligations SPD of £30/m2 lost.</p> <p>5) There remains a question mark over the final end use of the commercial floorspace, presumably awaiting the outcome of the adjacent Wards Corner development proposal - where the indoor market resides. If the market is not the final end user, our preference would be for the commercial space to be utilised as B1 and the Council could work with the applicant to secure tenants.</p>	
<p>Housing Design and Major Sites.</p>	<p>Affordable housing provision The proposed development seeks to provide a 39% affordable housing scheme and as such does not accord with Haringey's 'Strategic Policies' which states that the Council will seek 'to maximise the provision of affordable housing by requiring all development capable of providing 10 units or more residential units to provide affordable housing to meet an overall borough target of</p>	<p>Noted. Conditions 6 and 7 requiring compliance with lifetime homes and 10% wheelchair accessible.</p>

Stakeholder	Question/Comment	Response
	<p>50% by habitable rooms.</p> <p>The scheme does not comply with the adopted London Plan strategic policy 3A.10 which seeks the maximum amount of affordable housing.</p> <p>Dwelling mix and Tenure</p> <p>The Council will seek 70% intermediate and 30% /affordable rent housing with a recommended mix for affordable rent housing of 17% 1 beds, 42% 2 beds and 40% 3 beds; for private sale/rent and intermediate tenure mix of 20% 1 beds, 50% 2 beds, 25% 3 beds and 5% 4 beds.</p> <p>There are currently high levels of social rented housing in the Tottenham constituency wards. In order to balance the levels and promote the area's regeneration, current Local plan policies promotes higher proportions of market sale/rental and intermediate housing in this part of the borough. The proposed mix and type of affordable housing (largely private rental and Intermediate rent for working households) will ensure a more sustainable, balanced and less transient community.</p> <p>The council requires 10% of all new residential developments across all tenures to be fully wheelchair accessible to ensure a housing choice for disabled residents</p> <p>In principle we have agreed the current unit mix for affordable housing total of 59 units, 39%(181 Habitable</p>	

Stakeholder	Question/Comment	Response
	<p>Rooms). This consist of 24 x1 beds, 23 x 2 beds, 8 x 3 beds and 4 x 4 bed unit and tenure of intermediate rent. This is subject to the above planning obligation being met.</p> <p>Consultation</p> <p>Pre-application meeting with Grainger, Planners and Housing Commissioning, Investment and sites.</p> <p>CONCLUSION:</p> <p>The scheme in its current form complies with the Councils Strategic Policies, principally on the grounds that it promotes the area's regeneration. The site is within the Seven Sisters corridor, which is a priority area for change and has a strategic role to play in the growth of Haringey. The Council aspirations for this site are for a comprehensive mixed use development – Current SP1 and SP2 policies</p> <p>The Housing Commissioning, Investment and Sites team supports this scheme in terms of the proportion of affordable housing been delivered, as outlined above and will have continuous engagement with Grainger to ensure the Council's aims and objectives are met.</p>	
<p>LBH Head Of Carbon Management</p>	<p>My comments on the submitted strategies are:</p> <ol style="list-style-type: none"> 1) Energy (Overall) - The energy baseline for the development proposal would have emitted 221 tonnes of CO2 per year if building regulations compliant. The scheme is required to deliver a 	<p>Noted, carbon offsetting required through a S106. Conditions 21 and 22 imposed as recommended.</p>

Stakeholder	Question/Comment	Response
	<p>carbon saving of 35% or a new target emissions of 143.65 tonnes of CO2 per year. Following implementation of the Energy Hierarchy (London Plan Policy 5.2) the development delivers a new emissions figure of 158 tonnes of CO2 per year which is a shortfall of 15 tonnes. The development proposes to offset these emissions as set out in policy. As such the development will be expected to make a contribution of £40,500 towards carbon reduction projects within Haringey. This is based on the cost of £2,700 per tonne of carbon over 30 years.</p> <p>Action: Secure £40,500.00 towards carbon reduction projects within Haringey through s106 agreements for payment at commencement on site.</p> <p>2) Energy (Clean) – District energy networks are planned within the Tottenham Hale area which has the potential to link into the Seven Sisters area. We would expect that a single heating and hot water network served from a CHP lead energy centre heats all elements of this development. And that the proposed energy centre for this site is able to link and deliver heat into neighbouring schemes being brought forward (Wards Corner to the North and other housing sites to the South). With the tallest building in the area being Apex House the delivery of a flue through this building</p>	

Stakeholder	Question/Comment	Response
	<p>and a single energy centre serving the wider area would be beneficial. This wider network is expected through London Plan Policy and is needed to be able to be connected to area wide district energy networks at a later date. The Council will also require detail on how these connections will be made. This should include maps and technical specification.</p> <p>Action: Apex House is next to sites being brought forward (Wards Corner to the North and other housing sites to the South) by a similar design / developer team. The applicant should demonstrate how one energy centre for the area will be brought forward.</p> <p>Action: To identify and demonstrate of a floor plan a route from the energy centre to the public highway, that will be reserved for connectivity to the area wide network. This will need to address issues such as getting through the buildings foundations.</p> <p>Action: To condition the delivery of a single energy centre for the development providing all units with heating and hot water supply. This is as set out in Appendix C of the submitted Energy Strategy.</p> <p>Action: The applicant provides the operational details of the heat network (pressures and temperatures). The location of the energy centre and ensure that there is space for future heat exchangers should the network not be delivered at this time.</p>	

Stakeholder	Question/Comment	Response
	<p>3) Energy (Green) - The sustainability and energy statement sets out how the carbon reduction through renewable will be achieved on this scheme. The Council needs to ensure that the renewable technologies are delivered as designed. Space has been identified for 4 x 10m² solar PV panels (approximate 40m²) on the building. This delivers 1% improvement in energy needs through renewable technologies.</p> <p>Action: To condition the delivery of the energy measures set out in the design document Apex House: Energy Strategy (rev 2) By: Hoare Lea; Date: September 2015. This should include:</p> <ul style="list-style-type: none"> • The location of the energy centre and site wide heating network operations; • Route for connections to the energy centre (the area identified for the heat exchangers) from the public highway; • 40m² of solar PV on the roof of the development (as drawn in Appendix D of the Energy Statement). <p>Any alterations to this strategy should be submitted to the Council for approval prior to works.</p> <p>4) Overheating – The development will require to</p>	

Stakeholder	Question/Comment	Response
	<p>ensure that summer temperatures are kept to a minimum. The strategy submitted has very low rates of air permeability. While this is positive for energy usage, this increases the risk of overheating. This was highlighted as a key concern at the pre-application meeting on 17/6/15. At this meeting the Council asked to see a dynamic thermal model for the development. To ensure that the risk is managed through design.</p> <p>It was asked that the GLA's Design Summer Years for London (TM49: 2014) guide was used for this model. This guide aims to provide a risk-based approach to help developers and their advisers simultaneously address the challenges of developing in an urban heat island and managing an uncertain future climate. Therefore at present this scheme does not deliver policy 5.9 of the London Plan which requires major development to mitigate the impact of a changing climate.</p> <p>Design elements of the development including large windows and single aspect units are at high risk from overheating. The development needs to be designed, modelled and then interventions employed to manage the overheating risk. Only once all appropriate measures have been employed will air conditioning be expected to manage the overheating risk.</p> <p>This approach is also required through the EIA regulations. The EIA directive 2014/52/EU requires development to mitigate the impact of a changing climate</p>	

Stakeholder	Question/Comment	Response
	<p>– this includes overheating risk.</p> <p>Action: That a dynamic thermal model is undertaken on all aspects of the development. This model should use the future London weather pattern TM49. Overheating risk should be addressed and demonstrated through each stage of the London Cooling Hierarchy. At each stage progress should be demonstrated that improvement has been delivered until risk has been removed.</p>	
<p>LBH Conservation Officer</p>	<p>Background:</p> <p>This is a triangular site at the corner of Seven Sisters Road and Tottenham High Road and is adjacent to the Seven Sisters/Page Green conservation area, with only the clock tower included within it. The conservation area forms part of the Tottenham historic corridor which covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south, to signify its importance as a Historic Corridor on the route of the Roman Ermine Street. The corridor is sub-divided into six conservation areas.</p> <p>The applicant as part of the application has submitted a detailed Design Statement and a Townscape, Heritage and Visual impact assessment. Whilst these are very well detailed in terms of the visual impact and long distance impact on the views of the conservation areas, it falls short of describing the impact of the scale of the development on its immediate vicinity. In this respect, I consider the Townscape, heritage and Visual Impact assessment and the Design and Access Statement to be</p>	<p>Noted</p>

Stakeholder	Question/Comment	Response
	<p>incomplete.</p> <p>Notwithstanding this, I have assessed the development from a conservation point of view, including where the applicant's statement is unclear or incomplete. In doing so, I have given regard to Council's statutory duty towards preserving or enhancing the conservation areas, listed buildings, non-designated heritage assets and their settings. I have also referred to the Council's adopted Tottenham High Road Conservation Area Appraisal (2009) and the Urban Characterisation Study (2015).</p> <p>The site and its context:</p> <p>The Seven Sisters Conservation Area is focussed on the section of the High Road surrounding Seven Sisters Station and includes Broad Lane and adjacent residential streets. Within this area, the High Road is at its busiest and most divisive, and the busy junctions with Broad Lane and West Green Road with Seven Sisters Road have a significant influence on the area's character. In addition, the main entrances to the Seven Sisters underground station on either side of the High Road add considerably to the volume of pedestrian traffic in this area.</p> <p>Seven Sisters has also been earmarked for cross rail which is likely to bring substantial investment and improvement to public transport that could transform the area and its character further to an important multi-nodal hub of public activities.</p>	

Stakeholder	Question/Comment	Response
	<p>The Council's own Urban Characterisation Study states - 'Opportunity to mark the important node (where Seven Sisters Road and the High Road meet) with an elegant, slim tower that can successfully mark this activity node. This tower could rise to circa 20 storeys but would need to form part of a lower rise (4-6 storeys) perimeter block and care would need to be taken to ensure wind vortices are not created around its base, negatively impacting upon the public space.' (November 2015, page 125)</p> <p>Opposite the site, Wards Corner has two approved schemes, one that replaces the existing buildings with a seven storey block, with the upper two storeys set back; and a more recent alternative approval that retains the building with conversion of upper floors. Neither of the approvals have been implemented. However, it is noted that the former planning application is also by the developers of the current site in question. Together, they would have a cumulative impact on the heritage assets and their setting and has been addressed as such in the applicant's submission.</p> <p>Immediately to the south is Seacole Court which is a three storey modern residential development and whilst in separate ownership, is likely to come forward for redevelopment in the future.</p> <p>It is important that the site is seen in context of the permitted and future development opportunities so that its impact can be assessed holistically.</p>	

Stakeholder	Question/Comment	Response
	<p>Assessment of significance:</p> <p>Seven Sisters/Page Green conservation area is primarily residential in use and Broad Lane and the surrounding streets are fronted by consistent terraces of Victorian dwellings, which provide the area with a degree of uniformity. Page Green Terrace, immediately opposite to the site, is set back from the Road behind screens of vegetation. The mature London Plane trees along this section of the High Road have a formative influence on the areas character and appearance.</p> <p>The building on site is a 1980s three storey brick building with a setback fourth floor. The building addresses the 'apex' of the site with a chamfered edge facing the junction and a clock tower in front of it. Architecturally, the building is of no merit and whilst of a scale reflective of its adjacent neighbours, it does little to contribute to the setting of the conservation area. Most importantly, it fails to identify this crucial node of retail, transport and public activity node. Given the future relevance of the site, the existing building fails to add to its townscape significance.</p> <p>Opposite the site, on the east side of High Road, just north of Page Green terrace is the Christ Apostolic Church: a two storey red brick building with white rendered detailing and prominent castellated turrets. The church building, which was originally constructed as a Salvation Army Citadel, is adjoined to the north by a single storey hall with a stepped gable. Both the church and the associated hall are local listed buildings of</p>	

Stakeholder	Question/Comment	Response
	<p>architectural and historic interest and make a positive contribution to the streetscene. Any development on site in question should assess impacts on the setting of these locally listed buildings.</p> <p>Further north, on east side of High Road, Nos. 220 to 224 High Road, (the former Barclay's Bank) is a Grade II listed building adjoining the south flank of Tesco's. It is a grand three storey corner building, with an additional attic storey with triple dormers with central segmental pediments within a tall slate roof. The classical red brick and sandstone building dates from 1902 and successfully defines the junction of High Road with Broad Lane. Proposed new development would have an impact on its setting and should be assessed appropriately.</p> <p>The edges of the site, facing the High Road and Seven Sisters Road interfaces with the established Victorian scale, detailing and massing established within the wider conservation area and any new development should address this appropriately. Any new development should be assessed on the basis of its impact on the Page Green Terrace, Nos 227-249 High Road (Wards Corner), the locally listed Apostolic Church, the statutorily listed Nos 220-224 High Road and the wider setting of the entire Historic Corridor, especially with respect to views from Tottenham Green and further north and south along the High Road. The development is also likely to have an impact on the setting of South Tottenham, Clyde Circus and St Ann's conservation areas along with long distance views from Bruce Castle Park and Alexandra</p>	

Stakeholder	Question/Comment	Response
	<p>Palace Park.</p> <p>Principle of demolition</p> <p>Given the building's limited or no contribution to the setting of the various heritage assets, there would be no objection to its demolition from a conservation point of view. Any future development should enhance the setting of the conservation and its wider context along with creating a strong townscape feature that would aptly highlight this important node and hub of public activities.</p> <p>New development</p> <p>The new development comprises a series of buildings in varying heights to a maximum of 23 storeys fronting the High Road. The height reduces to six and four storeys adjacent to Seacole Court. Additionally, the frontage on Seven Sisters Road is seven storeys with the upper two storeys set back, similar to one of the approved Wards Corner development. Along Stonebridge Road, the scheme proposes three storey townhouses. The proposed materials are predominantly brick, with some contrast in shades to break the massing and articulate the elevations. 'Individual bays of the elevation are articulated by panels of brickwork in which alternate courses are expressed' (Section 4.4, Design and Access Statement).</p> <p>Principal of tall building</p> <p>From a townscape point of view, the principal of a tall building in the form of a 'point block' was already</p>	

Stakeholder	Question/Comment	Response
	<p>established as part of the Urban Characterisation Study undertaken by the Council, a draft of which was published in February 2015 and finalised in November 2015. Guidance from CABE (now Design Council) in this respect, suggests that 'Transport is important in relation to tall buildings because of the intensity of use, as well as density, that they represent' (Guidance on tall buildings, CABE and English Heritage, 2003). As such, location of tall buildings at important activity locations and transport hubs is justified but should be designed with careful consideration to its context.</p> <p>In terms of the historic environment, a tall structure at this location would undoubtedly have an impact on the setting of the various designated, non-designated heritage assets as well as their setting. A new guidance published by Historic England states- 'In the right place well-designed tall buildings can make a positive contribution to urban life. Past examples show us that they can be excellent works of architecture and some of the best post-war examples of tall buildings are now listed.'</p> <p>Based on the understanding of local context by the applicant, such as urban grain, significant views and materials along with the Council's own documents such as the Conservation Area appraisal and the Urban Characterisation Study, I agree that a tall building at this location could enhance the historic townscape of the area, anchoring the historic High Road to an important node that would be a pivotal hub of activities for this part of the borough.</p>	

Stakeholder	Question/Comment	Response
	<p>Impact of the tall building on the immediate setting of the conservation area</p> <p>Within the immediate setting the proposed scale and massing of the development would have an impact on the views and setting of the conservation area as well as the setting of the listed bank and the locally listed buildings. However, the shape of the block and elevation details means that the block would have differing levels of impact when viewed from different locations and distances.</p> <p>At the base, the proposal would introduce a scale that is unprecedented within the existing scale of the conservation area. As such this would not be considered to preserve the setting of the conservation area or the listed and locally listed buildings and would cause some harm. However, at present, whilst an extremely prominent corner, the site has no significant architectural focal point and lacks 'legibility' and does not contribute to the setting of the heritage assets or the historic corridor. The new development would, by virtue of its scale and design, would create an anchor point on the High Road that would 'highlight' the pivotal node that Seven Sisters is likely to become in the future. As such this would be considered a significant heritage benefit that would overcome the less than substantial harm to the setting of these heritage assets.</p> <p>Along Seven Sisters Road, the impact of the north elevation facing the street is much larger in scale</p>	

Stakeholder	Question/Comment	Response
	<p>compared to the established three storeys terraces and blocks. Here, the development in my opinion would cause some harm to the setting of the Seven Sisters/Page Green as well as Clyde Circus conservation areas.</p> <p>In my view, this harm is mitigated by creating a seven storey block and setting back the upper two storeys- so that the structure recedes sharply from 23 storeys to an apparent height of five storeys (with the additional two storeys set behind). This transition creates a visual hierarchy with the established local townscape and is coherent with approved Wards Corner site, immediately opposite. The proposed materiality with contrasting palettes further articulates the facade. Overall, whilst the northern elevation would cause some harm to the setting of the conservation areas at its base, the transition in heights (including that established by the approved Wards Corner scheme) allows the impression that 'one is approaching an important node' creating an interesting townscape skyline that would ultimately enhance the setting of this part of the Seven Sisters/Page Green and Clyde Circus Conservation areas.</p> <p>The east elevation fronts the High Road and given its width and overall height, would perhaps have the most impact on the setting of Page Green terrace as well as the Victorian two storey terraces along Broad Lane within Seven Sisters/Page Green Conservation Area. These parts of the conservation area are relatively quiet and residential and the development introduces a scale that</p>	

Stakeholder	Question/Comment	Response
	<p>is undoubtedly out of this context. As such the development at this location, opposite Page Green terrace and from the backdrop of the terraces along broad Lane (View 05 in the applicant's statement) would cause harm to its setting. Given the width of the High Road opposite Page Green terrace and the distance of the main tower from Broad Lane and South Tottenham, this harm would be less than substantial.</p> <p>To mitigate this harm, the 'slab like appearance' of the block has been designed to appear as a cluster of blocks with contrasting materials and differing depths and heights. By playing with the heights, materials and depth, the resulting elevation would be that of a group of towers- emerging at a distance in a town centre node. The impact of the tower(s) on Page Green terrace would be further mitigated by the London Plane Trees along the High Road, as they would continue to be prominent within the immediate setting of the terrace. In addition, the townscape benefits, would overcome the less than substantial harm to the setting of these parts of the Seven Sister/Page Green Conservation Area.</p> <p>The west elevation is primarily an internal elevation. The elevation on Stonebridge Road is primarily that of a domestic scale with townhouses along it. The impact of this elevation on setting of the Seven Sister/Page Green and Clyde Circus conservation areas would be negligible and would be overcome by the townscape benefits of the scheme.</p> <p>Whilst the south elevation has not been discussed in the</p>	

Stakeholder	Question/Comment	Response
	<p>applicant's Design and Access Statement, it would only have a visual impact on the setting of South Tottenham Conservation Area. Given the distance, this would be negligible and would be overcome by the townscape benefits of the scheme.</p> <p>Impact of the tall building on the wider setting of the historic environment: including Historic High Road, Bruce Castle Park and Alexandra Palace Park</p> <p>The northern elevation, when viewed from the High Road looking south, appears slim and sleek and would enhance the setting of the conservation areas. The linear elevation of the tower at this edge provides a sharp frame, mainly in glass, resulting in an elegantly designed tall structure that enhances the setting of the Historic High Road. This is also appreciated in long distance views from further north, such as Tottenham Green and Bruce Grove conservation areas. It also creates a legible landmark at this important location, terminating the southern edge of the retail parade of the High Road which continues northwards along Tottenham Green and Bruce Grove. As such the proposal would enhance the setting of the historic corridor and the conservation areas along it.</p> <p>The block would also have a visual impact on the setting of the St Ann's and South Tottenham Conservation Areas. The tower would also be visible in long distance views from Bruce Castle Park and Alexandra Palace Park. However, given the distance this impact would be negligible and would be overcome by the townscape</p>	

Stakeholder	Question/Comment	Response
	<p>benefits of the scheme.</p> <p>Public realm</p> <p>At the base of the tower the public realm proposed as part of the development would also have a significant and potentially positive impact on the conservation area. Whilst high quality materials and landscaping would be pertinent, it is considered that the proposed public realm works are a vast improvement to the existing and would significantly enhance the setting of the conservation area at this junction.</p> <p>Conclusion</p> <p>The scale and massing of the proposed block would undoubtedly have an impact on the immediate setting of the heritage assets within its vicinity. It would also have visual impact on setting of the some neighbouring conservation areas including St Ann's, Bruce Castle Park and Alexandra Palace Park Conservation Areas. However, the building has been designed to a high quality, in particular the 'point block' nature of the north elevation appears an elegant structure within the skyline.</p> <p>At the base, the receding heights along Seven Sisters Road and the varying depths and heights of the block, creating a block of towers on the east elevation along High Road, mitigates the impact of the scale of the proposed structure. Additionally, the creation of a legible landmark to aptly anchor the High Road to an important node that would enhance the setting of the heritage assets would provide significant townscape and heritage</p>	

Stakeholder	Question/Comment	Response
	<p>benefits that would outweigh the less than substantial harm caused by the proposal.</p> <p>I conclude that overall, whilst the proposal would lead to less than substantial harm on the setting of heritage assets, the scheme would also lead to significant townscape and heritage benefits that would ultimately enhance their setting and outweigh this harm. In making this assessment, I have given great weight to the preservation or enhancement of the heritage assets as per the Council's statutory requirement. I consider the scheme acceptable from a conservation point of view subject to conditions on materials including those proposed for the public realm and landscaping.</p>	
<p>LBH Flood and Surface Water</p>	<p>We agree in principal to the conceptual proposal as stated on the Flows and Volumes pro-forma and contained within the email from Matthew Stevens dated 23/12/15 reference 1411/501/Mst.</p> <p>Progressing the site from a drainage perspective we would now like to in receipt of the detailed drawings and all supporting evidence so we can move from concept to full detail.</p> <p>Therefore the following conditions are recommended:</p> <p><u>Details to be submitted</u></p> <p>The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority in consultation with the</p>	<p>Noted conditions 23 and 24 attached to secure final details.</p>

Stakeholder	Question/Comment	Response
	<p>Environment Agency. Those details shall include:</p> <ul style="list-style-type: none"> a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters; b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant); c) Flood water exceedance routes, both on and off site; d) A timetable for its implementation, and e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. <p>Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.</p>	

Stakeholder	Question/Comment	Response
	<p>REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.</p> <p>Completion and Maintenance of Sustainable Drainage – Shown on Approved Plans No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.</p> <p>Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.</p>	
<p>LBH Tree & Nature Conservation Manager</p>	<p>The proposed new layout would involve intrusions into the recommended root protection areas (RPAs) of T5, T6 and T10. In addition to the Arboricultural survey, an Arboricultural Impact Assessment should have been carried out to assess the implications of excavation works within the RPAs. London plane trees are tolerant to some root disturbance, but in the case of T6 and T10, the likely loss of roots will be significant and could have a detrimental impact on both trees. Their existing rooting areas will be reduced and roots will be damaged. These trees survived Apex House being built next them in the last 30-40 years, but the new development goes much closer to them. T6 and T10 would also require</p>	<p>Noted condition 5 attached requiring an AIA and condition 27 requiring replacement planting.</p>

Stakeholder	Question/Comment	Response
	<p>extensive pruning works to allow for access for the construction works. There will be very limited space to carry out the necessary construction works (e.g. erect scaffolding etc), without the trees being subject to significant pruning. The Arboricultural impact assessment condition needs to be robust and cover the above points. It needs to make reference to 'mitigating measures with regards to tree protection'</p> <p>Conditions must also be made to cover the drafting of a Tree protection plan, Arboricultural method statement, pre-commencement site meeting, etc</p> <p>The Arboricultural survey has identified that T5 has a fungal bracket of the Ganoderma applanatum decay fungi. In advanced stages of decay, this fungus can result in stem or root plate failure. As this is a large tree with a high risk target zone (immediately adjacent to the public highway), further investigation using decay detection equipment must be carried as soon as possible, to determine whether the tree may be retained. If extensive decay is identified, the tree must be removed.</p> <p>The only significant tree specified for removal is T2, a mature Poplar (<i>Populus nigra</i>), found to be in a fair condition and categorised as a B tree. It has previously been managed as a pollard and therefore will require regular cyclical pruning in the future. Poplars have a limited lifespan and I would estimate this one to have 20-40 years. It is clearly visible so would therefore likely merit a TPO. However, its removal could perhaps be</p>	

Stakeholder	Question/Comment	Response
	<p>justified, if 5 replacement trees of a large nursery size (18-20cm trunk circumference) were planted to mitigate its loss. This could be done outside of the site on the public highway, if space permits.</p> <p>Two of the trees (T6 and T10) merit TPO's as they are of significant amenity value and on council land that is being disposed of.</p>	
EXTERNAL		
London Underground	Satisfied that these works will not have a significant impact on London Underground (LU) assets as per details/plans provided and therefore LU has no further comment on the proposal.	Noted
Transport For London	<p>Site description</p> <p>The site is at the junction of the A10, High Road to the east and A503, Seven Sisters Road to the west with Stonebridge Road to the south. Both Seven Sisters Road and High Road form part of the Transport for London Road Network (TLRN) with Amhurst Park, 1km south of the site, the nearest part of the Strategic Road Network (SRN).</p> <p>Seven Sisters station is approximately 60m to the north of the site and provides access to Victoria line services and London Overground services between Liverpool Street and Cheshunt/Enfield Town. In addition South Tottenham station is located 250m to the south and provides access to services on the Overground – Gospel Oak to Barking line..</p> <p>The area is served by 11 bus services (67, 349, 243, 318, 476, 149, 76, W4, 41, 259 & 279).Accordingly the site records an excellent Public Transport Accessibility Level (PTAL) rating of 6b, where 6 is the highest and 1 is</p>	Noted, condition 18 attached requiring a Construction Logistics Plan

Stakeholder	Question/Comment	Response
	<p>the lowest.</p> <p>Cycling Superhighway 1 (CS1), recently completed, will link this area with the City (terminating at Liverpool Street to the south). It will avoid major roads and will provide a new alternative route with improved cycling facilities.</p> <p>Car Parking</p> <p>Given the excellent PTAL rating of the site, TfL welcomes the 'car free' nature of the proposal. Nevertheless, Blue Badge parking would be required and it is supported that the applicant has undertaken a capacity study of the existing on street parking located on Stonebridge Road. This has shown that the average vacancy levels reach 30% and therefore it is proposed to convert 16 existing on street resident's bays to Blue Badge only. Due to space constraints on site TfL considers this provision acceptable in principle however the applicant should demonstrate the maximum distance a Blue Badge holder using these spaces would have to travel to access their residential core. In addition, 20% of the spaces should have electrical vehicle charging points with a further 20% fitted with passive provision. Finally, all residents should be exempt from applying for a local parking permit.</p> <p>Cycle Parking</p> <p>265 cycle spaces are proposed for the development exceeding London Plan (2015) standards. However, in line with the London Plan and London Cycle Design Standards (LCDS) residential and commercial parking should be separate to maximise their security. On that basis TfL would require five long-stay spaces to be</p>	

Stakeholder	Question/Comment	Response
	<p>separately allocated for office use.</p> <p>The LCDS set out the guidelines for cycle standards in London. In line with the LCDS the storage facilities would require revision. For access to cycle storage; external doors should be 2.2m wide with internal doors 1.2m wide; lifts for cycle storage should be 1.2m x 2.7m; storage rooms should involve passing through no more than two sets of doors All the above should be addressed to comply with TfL's guidelines. Moreover, it is outlined in the Design and Access Statement that there will be shower and changing facilities, this would be welcomed as it is in line with the LCDS, however, these facilities should be clearly outlined in the floor plan. TfL would expect these facilities to be available for all It is also accepted that different commercial uses should share facilities.</p> <p>Moreover, London Plan sets out that the applicant should provide short-stay parking for both residential and commercial use. Short-stay parking should be in a safe location in the public realm, preferably with shelter to protect cycles from the elements. TfL require four short-stay residential spaces with a further increase for commercial uses. As the proposal is flexible space TfL recommend taking the highest possible allocation at 21 spaces provided (A2/A3 1 space per 40 sqm) as the site is adjacent to Cycle Superhighway 1 and therefore it would be expected that there would be a heavy flow of cycle traffic in the vicinity. Short-stay parking would preferably be located on-site and in the public realm.</p>	

Stakeholder	Question/Comment	Response
	<p>Impact assessment The applicant has undertaken a multi-modal impact assessment using the TRICS database. TfL considers the adopted approach to be generally acceptable however there are some survey sites which would not have been considered appropriate due to their small size as this could distort the trip rates.</p> <p>Public transport Notwithstanding the above, TfL is satisfied that these proposals will not have a detrimental impact on the capacity of the local public transport network.</p> <p>Walking and Cycling As above, CS1 will run adjacent to the site and will deliver significant improvements to local walking and cycling facilities. Nevertheless, further discussion is required with the applicant to ensure that the proposed public realm does not conflict with the delivery of the CS1 works.</p> <p>Freight It is proposed that a service yard and two on street loading bays would facilitate the servicing arrangements. Refuse access would be via Stonebridge Road and the market would be serviced from Seven Sisters Road and Stonebridge Road. Whilst a detailed plan of the proposed bay on Seven Sisters Road has not been provided from the drawings provided to date the loading bay does not have adequate splay for large vehicles to enter and leave on this busy road. It is also not clear what provision has been made for pedestrians and</p>	

Stakeholder	Question/Comment	Response
	<p>cyclists to bypass the loading bay. TfL does not consider that the proposals present the best arrangement at this location and therefore object to the applicant's freight strategy. On that basis, more discussion is required with the applicant to agree an alternative solution.</p> <p>Fire access, and access (once every five years) to replace plant is proposed from The High Road. It is proposed that Fire Tenders would mount the footway and drive adjacent to the site. It should be noted that this would conflict with Cycle Superhighway 1 which offers a segregated cycle lane at this location. On that basis, more discussion is required with the applicant to understand the impact on the TLRN of this arrangement as again this may not be the appropriate location for fire access.</p> <p>In addition a full Delivery and Servicing Plan should be secured and provided prior to construction or demolition works commencing. Full details of how this can be produced can be found at: https://tfl.gov.uk/info-for/freight/planning/delivery-and-servicing-plans</p> <p>A Construction Logistics Plan should also be secured via condition in order to maintain the sustainable and safe construction of this development. This should be secured by condition prior to any works commencing on site. Vehicular routings will be important to minimise conflict with CS1. Details of how to produce a CLP can be found at: https://tfl.gov.uk/info-for/freight/planning/construction-logistics-plans</p>	

Stakeholder	Question/Comment	Response
	<p>Travel Planning The applicant has submitted a Framework Travel Plan (FTP) which TfL has assessed through the ATTrBuTE testing system. Whilst the FTP failed TfL's test, it is recognised that the Travel Plan is still at its early stages and the full Travel Plan will involve a much greater level of depth. TfL recommend that the full Travel Plan should contain detailed information of existing transport schemes in the area such as the extent of the cycling infrastructure in the region. Further details of how to produce a Travel Plan can be found at https://tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans</p> <p>Mayoral CIL and Borough CIL As of 21st July 2014 LB Haringey adopted a Community Infrastructure Levy charging schedule. The site falls within the eastern charging zone which will incur a cost of £15 per sqm for residential developments. In addition, in accordance with London Plan policy 8.3, <i>Community Infrastructure Levy</i>, the Mayor commenced CIL charging for developments permitted on or after 1 April 2012. The relevant Mayoral charge is £35 per square metre Gross Internal Area (GIA) and further details can be found at: http://www.london.gov.uk/publication/mayoral-community-infrastructure-levy</p> <p>Summary The car free nature of the proposal is welcomed as it is in line with London Plan policies however Blue Badge</p>	

Stakeholder	Question/Comment	Response
	<p>parking access will need to be clarified. The quantum of cycle parking accords with the London Plan, however how it is allocated needs to be amended. More discussion is required with the applicant on the proposed servicing arrangement and how the public realm relates to TfL's CS1 works will need to be understood.</p> <p>Updated- 5th Feb:</p> <p>The location of the loading bay should be suitable. However, the size and restrictions should be detailed at a later date. I note that TfL's Road Space Management team request final judgement on any design on TLRN.</p>	
London Fire Brigade	The Brigade is satisfied with the proposal regarding Fire Brigade Access. Sprinklers are recommended.	Informative attached.
Designing Out Crime Officer	<p>I have no objection.</p> <p>There has been some consultation with the Architect and Developer regarding the Secured by Design standards and this would need to continue if a full award is sought. I request that Secured by Design (Sections 2 and 3, Part Compliance) be made a condition of any planning permission that may be granted. This will ensure that the Police preferred standards are used for the physical protection of the building and its occupants.</p>	Noted condition 8 attached requiring secured by design compliance.
Thames Water	<p>Waste Water</p> <p>Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.</p>	Noted condition 9 attached requiring a piling method statement.

Stakeholder	Question/Comment	Response
	<p>No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> <p>'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:"A Groundwater Risk Management Permit from Thames Water will be required for discharging</p>	

Stakeholder	Question/Comment	Response
	<p>groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."</p> <p>A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent.</p> <p>Applications should be made at http://www.thameswater.co.uk/business/9993.htm or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.</p>	

Stakeholder	Question/Comment	Response
	<p>Water Comments</p> <p>Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	
<p>Historic England</p>	<p>The proposal is for the demolition of all buildings on site, none of which is historic, and their replacement with a residential led mixed use development reaching up to 22 storeys in height. The resulting structure will be a highly prominent tall building against a townscape of much lower scale.</p> <p>The proposed tall building's relationship to the historic quality of the Tottenham High Road is of particular concern. This Roman road is of such significance as an ancient thoroughfare that it constitutes what is thought to be London's longest continual stretch of Conservation Areas. These are broken down into parts along its length, but of immediate relevance to the present application are the 'Seven Sisters and Page Green', 'Tottenham Green' and 'South Tottenham High Road' Tottenham High Road Historic Corridor Conservation Areas.</p> <p>The National Planning Policy Framework 2012 (NPPF) obliges the consideration by your council of the impact of</p>	<p>Noted</p>

Stakeholder	Question/Comment	Response
	<p>this proposal on the setting of these conservation areas, and any other designated heritage assets within its zone of visual influence (Paragraphs 132 and 137).</p> <p>In doing so we would advise you to refer to our published guidance on the setting of heritage assets given in 'The Setting of Heritage Assets' (2015), and our advice note on 'Tall Buildings' (2015).</p> <p>There is a notable impact given in the Townscape, Heritage and Visual Impact Assessment as Local View 05 looking south from Broad Lane. This takes in Page Green Common, home to the seven trees thought to commemorate the eponymous Seven Sisters, a site which contributes to the significance of the Seven Sisters and Page Green conservation area.</p> <p>The attractive terrace of two storey houses seen across the Common also contributes to the quality and character of the area. The oblique angle from which the proposal will be seen shows the bulk of the building, and causes a harmful contrast in scale and character between the established historic environment, and the proposed new construction.</p> <p>According to the terms of the NPPF in order for this harmful impact to be justified there must be sufficient public benefits brought about by the proposals to outweigh the desirability of preserving the significance of the Conservation Area.</p> <p>Recommendation</p>	

Stakeholder	Question/Comment	Response
	We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.	
Greater London Authority	<p>The full response is set out in Appendix 5</p> <p>The response concludes:</p> <p>London Plan policies on retail and town centre uses, employment, housing, affordable housing, historic environment, urban design, inclusive design, transport and climate change are relevant to this application. The application complies with some of these policies but not with others, for the following reasons:</p> <ul style="list-style-type: none"> • Retail and town centre uses, employment: The loss of the existing office space and the provision of market or flexible commercial space is supported in principle. • Housing: The provision of residential use on the site is supported in principle. The Council should confirm that the proposed unit sizes meet local housing needs and secure Building Regulation M4(2) and M4(3) requirements by condition. Further work is required in some areas before such the density of the scheme can be considered acceptable. • Affordable housing: The Council's independent assessment of the applicant's financial viability assessment should be shared with GLA officers before it can be confirmed if this is acceptable. The Council should confirm that the provision of 	Noted, issues raised in relation to layout and energy have now been resolved to officers satisfaction.

Stakeholder	Question/Comment	Response
	<p>intermediate housing as the affordable offer is acceptable in this location. The applicant should provide further details on the proposed tenures.</p> <ul style="list-style-type: none"> • Historic environment: GLA officers do not consider that the proposals will cause harm to the significance of heritage assets. • Urban design: The applicant should reconsider the ground floor layout on the corner of Stonebridge Road and Seven Sisters Road; reconsider the ground floor layout of the High Road block; provide further details on the proposed management arrangements for the internal layout for the different use scenarios; provide further justification for the additional internal floorspace in place of external balconies on the courtyard side of the High Road building, and above level 6; and clarify contradictions between the area schedule and the drawings. • Inclusive design: The applicant should provide further detail on residential accessibility, wheelchair units, and site-wide accessibility. • Transport: The applicant should provide further detail on Blue Badge parking and cycle parking to wheelchair accessible units. The applicant should engage in further discussions with TfL to ensure that the proposed public realm works does not conflict with CS1 works. The indicative servicing proposals do not present the best arrangement and the applicant should engage in further discussions with TfL to agree an alternative solution. The proposal 	

Stakeholder	Question/Comment	Response
	<p>for fire tenders to mount the footway adjacent to the site would conflict with the operation of CS1 and the applicant should engage in further discussions with TfL on this subject.</p> <ul style="list-style-type: none"> • Climate change: Further information is required concerning the energy strategy for the site. The carbon dioxide savings fall short of the target within Policy 5.2 of the London Plan and the applicant should consider the scope for additional measures aimed at achieving further carbon reductions. <p>On balance, the application does not yet comply with the London Plan, for the reasons set out above; however the possible remedies set out above could address these deficiencies.</p>	
NEIGHBOURING PROPERTIES		
Tottenham CAAC	<p>We believe that it will be extremely detrimental to the character of the High Road Historic Corridor. It will be overbearing in size and height, overlooking many nearby residential properties of a more traditional scale.</p> <p>It is not architecturally distinguished enough for this location, and hence does not offer the regeneration value that we would hope for.</p> <p>It does not present a coherent response to the other buildings in the vicinity.</p> <p>Therefore we ask that this application be rejected and the applicant to reconsider a more sensitive scheme for the</p>	

Stakeholder	Question/Comment	Response
<p>Page Green Residents Association</p>	<p>Site</p> <p>Overshadowing in the morning to the Stonebridge Estate and adjoin streets and in the evening to Page Green. Breach of UK legislation on rights to light A daylight and sunlight study should be carried out by an accredited surveyor Overlooking to Seacole Court flats and gardens Out of character with the surrounding neighbouring at seven times taller than the surrounding neighbourhood The applicant carried out consultations procedures but has not captured, engaged or reported these objections The images provide distort the appearance of the building</p>	
<p>Local Representations</p>	<p>Design and appearance Will overshadow and be out of keeping with the Page Green Conservation Area</p> <p>Excessive and not in keeping with the area No inkeeping with the traditional character of the area The materials and design is not in keeping with the area 22 storeys is not appropriate for the area Scale and massing is out of character with the area Proposal should be more in keeping with the height of the Lawrence Road development The building is too tall The height should be limited to that of the adjoining buildings Even is tastefully design the height of the building would be an eyesore There are no other tall buildings in the area The building would dominate the surrounding area</p>	<p>The impact on the page green Conservation is set out in paras 6.4.33 and 34 above.</p> <p>The design is considered under heading 3.5 above, it is acknowledged that the proposed building would be taller than its surrounds and would contrast with the existing development, however the site has been identified as suitable for a tall building in the emerging DM Policies and AAP and the urban characterisation study. The design and materials are considered to be high quality which references the surrounding development while providing a contrasting modern landmark building.</p> <p>The emerging DM Policy identifies this site</p>

Stakeholder	Question/Comment	Response
	<p>Will set a precedent for further large scale development in the area</p> <p>The existing building could be modernised and renovated</p> <p>The proposal will dominate the skyline Will harm the surrounding skyline The proposal does not provide a gateway to Tottenham</p> <p>The building is slender to the front but a slab when viewed from the side</p> <p>The development should be more sensitive to its context in scale and massing with a more interesting architectural language The brick finish would be brick slips rather than real bricks</p> <p>The grey colour with look like brushed metal on a sunny but make the tower stand out on a rainy day The design is appropriate to central London not Seven Sisters</p> <p>The first Wards corner development was refused as 7</p>	<p>as the only site suitable for a tall building in this area so a precedent would not be set.</p> <p>Retaining the exiting building would not provide the benefits of the proposed development</p> <p>The townscape impact is considered in paras 6.5.11 – 18, the proposal will have a profound impact on the surrounding area but will enhance the legibility of the area.</p> <p>Concerns around the massing are noted and addressed in paras 6.5.24 -26. The design is intended as a contrasting landmark, the architecture is considered to be visually interesting.</p> <p>Noted</p> <p>Condition 2 requires the submission of materials to ensure they retain the quality of the design</p> <p>The design is considered appropriate as a landmark for the area</p> <p>The site has a larger setting than Wards Corner as identified in the urban</p>

Stakeholder	Question/Comment	Response
	<p>storeys was considered too high therefore this proposal cannot be considered acceptable</p> <p>Impact on surrounding Listed Buildings</p> <p>The proposal contravene the council's and national design policies The height should be reduced before any scheme is approved</p> <p>The cladding panels are not in line with the local area</p> <p>Quality of the development itself The building is not sustainable</p> <p>High density accommodation has proved unsuccessful in the past</p> <p>The quality of accommodation is poor with little outside space</p> <p>The 4 townhouses proposed will not get any morning sun</p> <p>Many residences have no balcony at the lower levels</p>	<p>characterisation study</p> <p>As set out in paras 6.4.31-32 the impact on listed buildings is considered to be negligible The proposal is considered to comply with national and local policy A height reduction is not considered necessary as the design is considered to be acceptable The proposal provides a modern contrasting design</p> <p>The proposal as followed the GLA guidelines and achieves a good level of sustainability with an offsetting contribution to achieve policy compliance. High density development above the London Plan guidelines is accepted due to the sites proximity to public transport</p> <p>The proposal provides child playspace, balconies and communal amenity spaces in excess of the london Plan requirements. Noted, the overall standard of accommodation in these dwellings is considered to be acceptable Internal balconies have been provided to the lower properties to mitigate against noise and pollution from the surrounding traffic</p>

Stakeholder	Question/Comment	Response
	<p>Concerns in relation to Wards Corner Market Objection to the removal of the existing Wards Corner Market This allows the closure of Wards Corner Market which is unlikely to survive such a move as the rents would increase to market rents after 18 months</p> <p>This is a prime site sold for £3.4 million in a closed secret deal The market will revert to the usual high street retailers as soon as the market is driven out.</p> <p>Impact on neighbours and the surrounding area Loss of privacy</p> <p>Will block out natural light The Loss of Light and shadow will, risk of crime in the area, risk of illness ,low mood and psychological impact and risk a negative impact on the health The proposal would overshadow the proposed development of Wards Corner The proposal will cause illegal overshadowing and loss of light</p> <p>Loss of a view of the sky</p> <p>The effect on the wind will make the surrounding area unpleasant The wind report concludes that there would be a degradation in the environmental conditions as a result of the tower The proposal will create a wind tunnel effect</p>	<p>This has been considered and accepted under the application for the Wards Corner site</p> <p>This is not material to the consideration of this application This is not material to the consideration of this application</p> <p>The impact on privacy is considered in paras 6.8.33 – 36 In terms of daylight the most significant impact is minor adverse which is considered acceptable</p> <p>The loss of a private view is not a material planning consideration The wind impact on assessed in paras 6.8.20 – 31 and the effects can be mitigated to an acceptable level</p> <p>Noise during construction would be a</p>

Stakeholder	Question/Comment	Response
	<p>Noise during construction works Noise and disturbance during construction Existing trees will be removed and this will impact on air quality. The building will impact on TV and radio reception</p> <p>Impact on local services Impact on infrastructure such as transport, GPs and schools</p> <p>Objection to the closer of the existing council office and move the Marcus Garvey Library</p> <p>Nothing beneficial to the local community</p> <p>Transportation concerns Lack of parking in the area The increase in cars will lead to pollution in the area Impact on crowding at Seven Sister Station Increase in heavy goods vehicles during construction will harm road safety</p> <p>Affordable housing concerns The proposal does not meet the current planning requirement of 50% affordable housing</p>	<p>temporary impact and controlled through environmental health legislation Only 1 existing trees will be removed and 5 replacements have been conditioned Television and radio signals are now digital so less affected by interference, the proposal is unlikely to have significant impact on analogue radio reception</p> <p>The Council's CIL charges provide contributions towards the impact on infrastructure including schools. The move of the services to the Marcus Garvey Library is not a consideration of this application As set out in the report the proposal would bring regeneration and economic benefits and affordable housing.</p> <p>The proposal would be car free other than disabled parking so will not impact on parking and traffic in the area. The impact of construction traffic would be a temporary impact and a condition impose to reduce the impact on the surrounding highways network</p> <p>The alterations to the Strategic Polices DPD, considered by Full Council in November, propose reducing this requirement to 40% and a viability report has been provided an independently reviewed</p>

Stakeholder	Question/Comment	Response
	<p>Will not be affordable for local people No social housing The affordable flats will be 80% of market rent and not genuinely affordable It is suggested that social or council housing is not a priority for Tottenham however there are more than 5,00 children living in temporary accommodation in Haringey if they remain in temporary care they suffer a significant financial penalty to themselves and the welfare bill as well as additional problems Social housing should be a priority for Tottenham and should be required as part of this scheme Object to the proposal for 109 units for private rented housing which is unaffordable to 50% of the local population</p> <p>Concerns around regeneration and impact on the area Shows no respect to the history and social dynamics of the area The proposal will help rich developers get richer</p> <p>There is no certainty that Grainger's proposal for Wards Corner will take place and there is an approved restoration plan The building is designed for business people who want easy access to London and will not contribute to the community The proposal should provide regeneration whilst being in keeping with the Page Green Conservation Area This type of building would not be allowed in other</p>	<p>to support the provision proposed The Council's Housing Team have advised that there are currently high levels of social rented housing in the Tottenham constituency wards. In order to balance the levels and promote the area's regeneration, the team seek higher proportions of market sale/rental and intermediate housing in this part of the borough. In line with policy the proposal provides the maximum reasonable amount of affordable housing.</p> <p>Noted</p> <p>This is not a material planning consideration Noted</p> <p>This is not a material planning consideration</p> <p>The proposal is considered to achieve these objectives The site occupies a unique location within</p>

Stakeholder	Question/Comment	Response
	<p>conservation areas within Haringey</p> <p>Moving the Council offices would impact on existing employment as there are no guarantees that all current staff would keep their existing jobs The area needs long term jobs</p> <p>Other issues Residents have not be adequately consulted</p> <p>Loss of property values Loss of the existing beech tree The applicant should not have been used when their relationship with the Council is not impartial.</p> <p>The foundations will impact on Crossrail 2 provision</p> <p>The proposal will risk impacting on the Victoria Line Underground Line.</p> <p>The proposal would demolish the existing clock tower and toilets without a replacement local landmark</p> <p>The proposed public space will be locked for portions of the day creating a sense of a gated community and widening social division</p> <p>The consultation responses have be ignored</p> <p>The materials presented deliberately and grossly</p>	<p>the borough identified as suitable for a tall building The AAP accepts the loss of the existing office and replacement with a residential led mixed use scheme which will provide some replacement employment floorspace</p> <p>Consultation has been carried out in accordance with the Council's SOCI This is not a material planning consideration This is not a material planning consideration</p> <p>The site is not within the safeguard area for Crossrail 2 London Underground have been consulted and raised no objection subject to a condition in relation to piling The proposal will provide a landmark building which will provide heritage benefit by replacing the existing buildings The proposed courtyard will be open to the public during the day and closed at night for security, along the High Road there will be increased public space and outdoor seating areas throughout the day Not all feedback from consultation can be accommodated in any development proposal The views and visualisations provided are in accordance with standard practise and considered to be accurate enough to</p>

Stakeholder	Question/Comment	Response
	<p>misrepresent the development's size and scale Documents provide have inaccuracies and omissions</p> <p>Support The Development will add value to the area and much needed regeneration Support this needed project and regeneration An attractive addition to London's housing stock and skyline Areas near transport interchanges should have very high density levels A much needed piece of regeneration for the borough creating homes of private rent -the fastest growing tenure of housing in London The applicant's history as a landlord for over 100 years offers confidence that these homes for rent will be professionally managed. If this scheme was refused and then built for sale, those flats would likely be sold off to foreign buyers and rented locally without the coherent, singular point of management being proposed. The scheme is wholly policy compliant with the GLA's rules and standards around space, height and design While the council has a responsibility to listen to local views it has a bigger responsibility to consider what the best course of action of for the future residents too: those people who want to live in the area or who want to benefit from transport links. would like to see a greater mix of younger people able to live in the borough and for more new development which will help improve the public realm, reduce crime and enhance the local amenities</p>	<p>assess the proposal</p> <p>Noted</p>

Stakeholder	Question/Comment	Response
	<p>The proposal makes provision for a potential relocation of the Seven Sisters Market into purpose-built accommodation and would in any event stimulate footfall within the Market to the benefit of the 40 SME local businesses which the Market houses and the 100 or so livelihoods they support</p> <p>The commercial space proposed is wholly-appropriate for the Market and</p>	

Appendix 2 Plans and Images

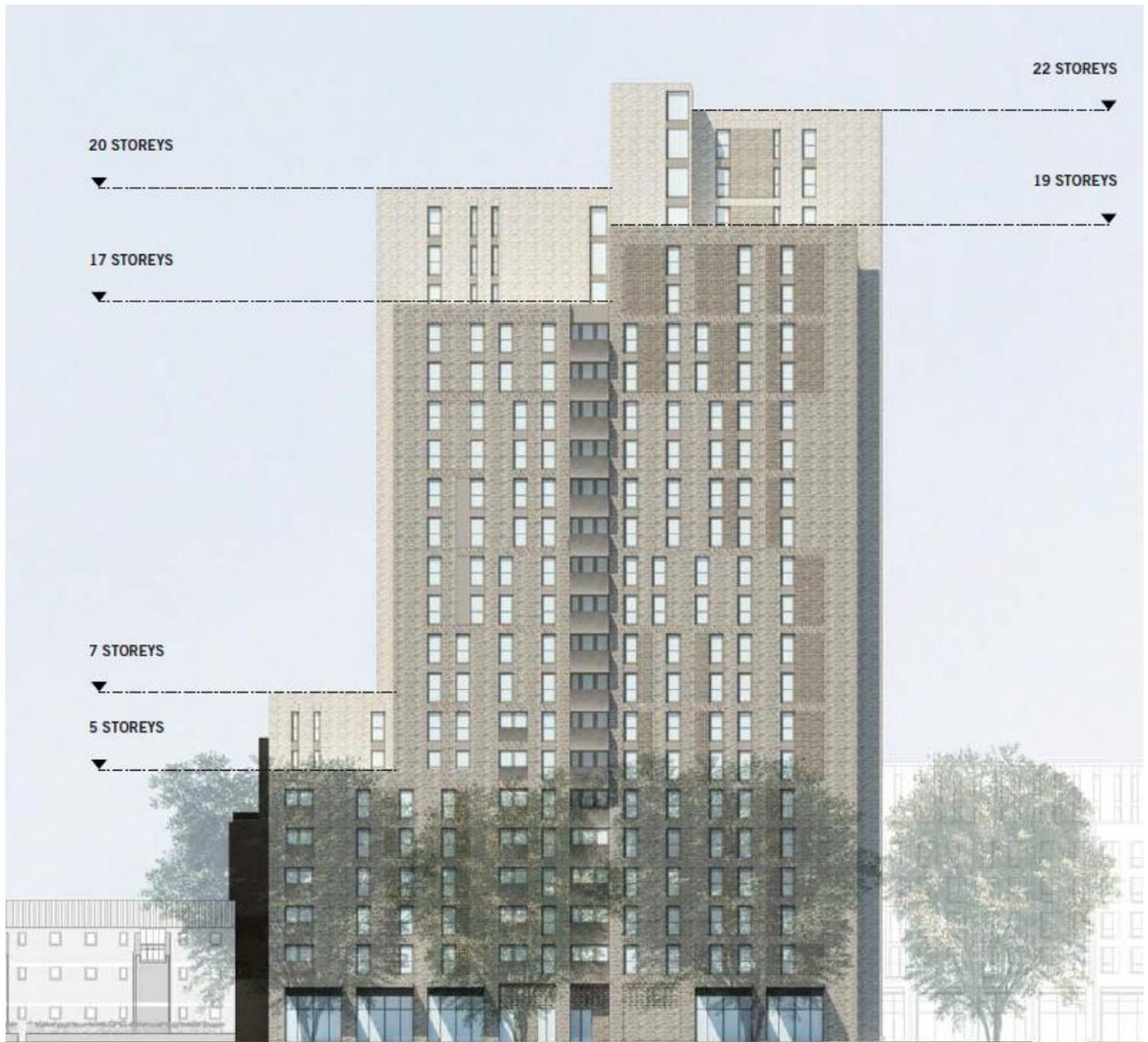
Location Plan



Proposed ground floor plan



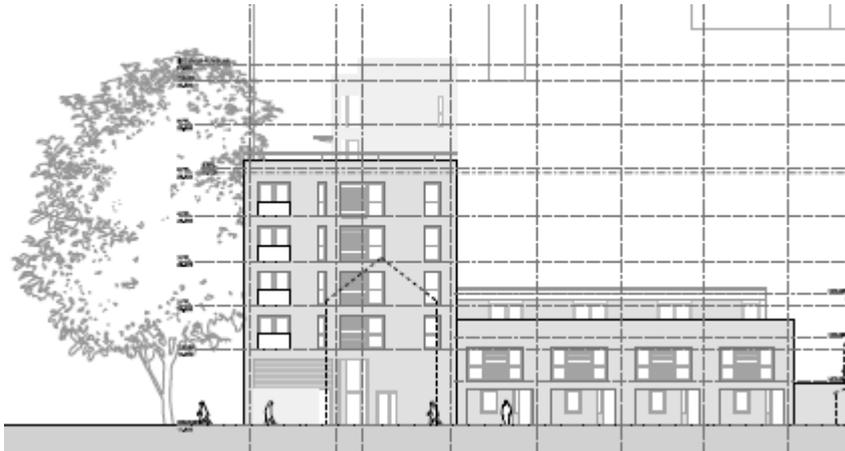
Proposed east elevation



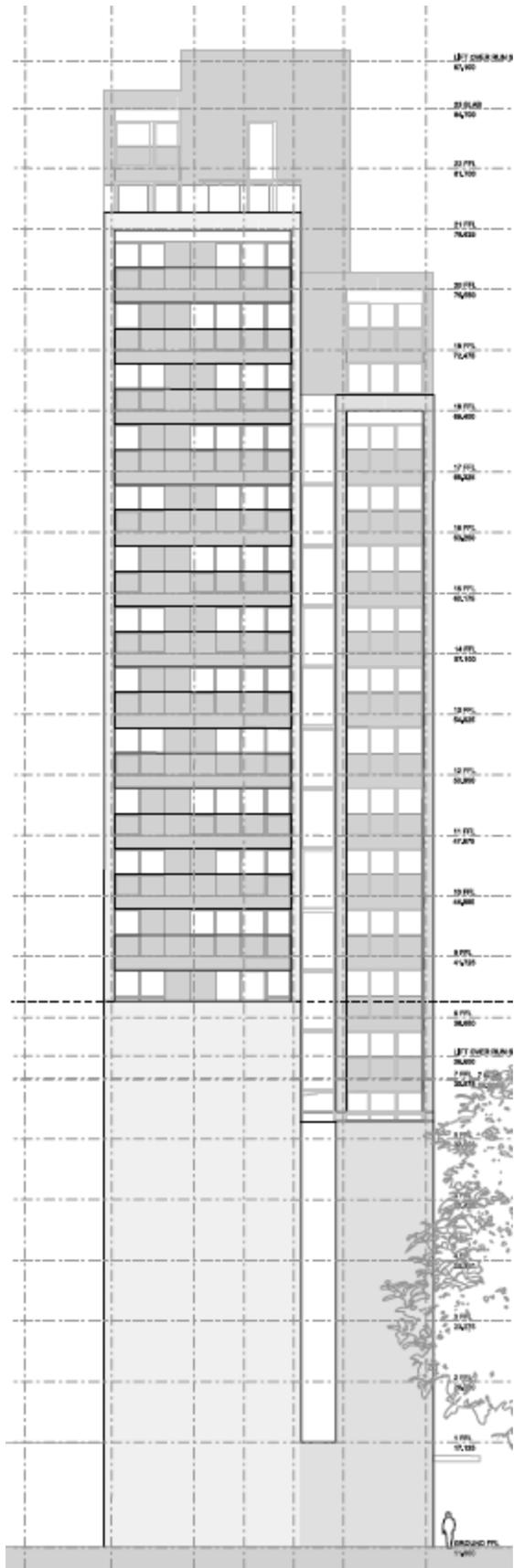
Proposed west elevation



Proposed west elevation (lower block and townhouses)



South elevation



North elevation



Views

Along Tottenham High Road from the southernmost tip of Tottenham Green



Along Tottenham High Road from the intersection with Broad Lane



Along Seven Sisters Road from the exit from Seven Sisters Railway Station



Along Tottenham High Road from just north of the railway bridge



From Broad Lane looking over residential terraces



Dusk view looking south along Tottenham High Road from Broad Lane



View 2: Dusk view looking south along Tottenham High Road from Broad Lane

Dusk view looking north along Tottenham High Road



View 4: Dusk view looking north along Tottenham High Road

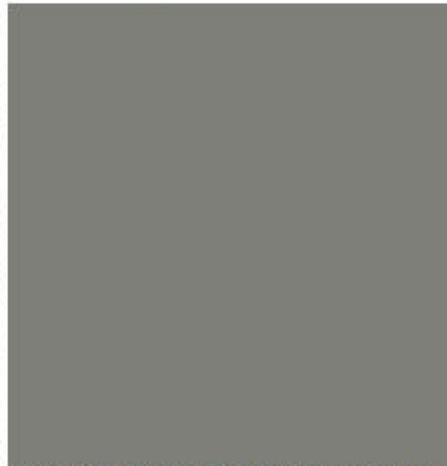
Materials



Buff brick with a lighter natural mortar used on the taller buildings



Perforated aluminium used to add depth to the facade



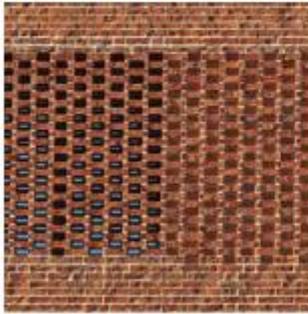
Colour of the coated aluminium window frames and fixed panels



Articulated Brick Panels



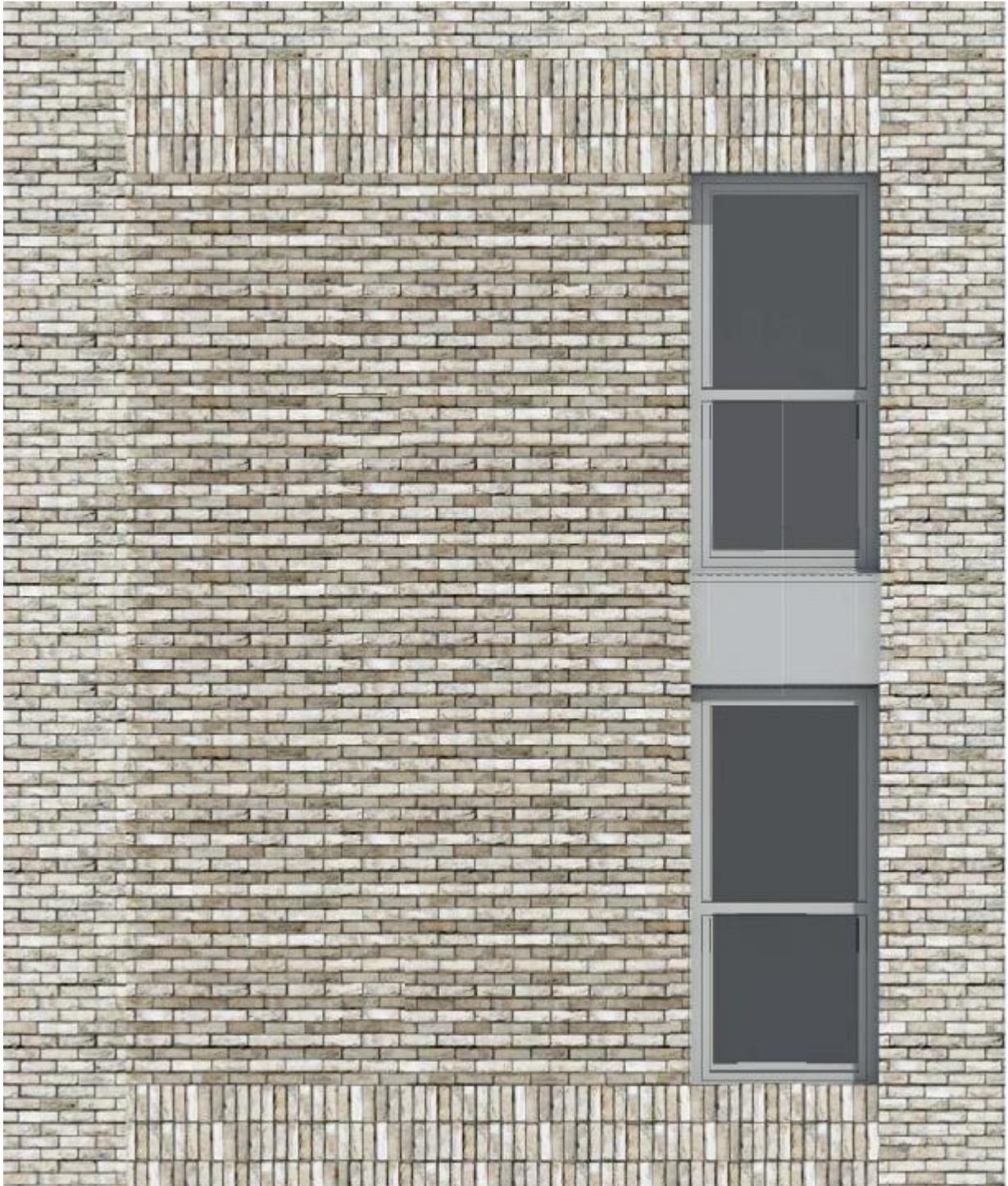
Perforated aluminum



Perforated brick used for ventilation



Buff brick with dark grey mortar used on the lower buildings



Typical Bay: Articulated Brick Panel

Landscaping



View looking South



View West from Apex Corner



West from Courtyard towards Seven Sisters Road



Wind mitigation



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Appendix 3 QRP Notes

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Apex House

Wednesday 13 May 2015
639 High Street, Tottenham, N17 8AA

Panel

Peter Studdert (chair)
Phyllida Mills
David Birkbeck
Esther Kurland
Charles Wagner
Chris Twinn

Attendees

Neil McClellan	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Sarah Coutts	Greater London Authority
Deborah Denner	Frame Projects
Ella Thorne	Frame Projects

Apologies / report copied to

Stephen Kelly	London Borough of Haringey
Emma Williamson	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey
Matthew Patterson	London Borough of Haringey

1. Project name and site address

Apex House, Seven Sisters

2. Presenting team

Jonny Kiddle	Grainger Plc
Aidan Potter	John McAslan + Partners
Thomas Deckker	John McAslan + Partners
Joe Travers-Jones	John McAslan + Partners
Geoff Noble	Geoff Noble
Pippa Edwards	DP9 Ltd

3. Planning authority's views

Haringey officers have attended several pre-application meetings to discuss the proposed development at Apex House. The scheme was also previously reviewed by the Haringey Design Panel. In broad terms, planning officers support the development proposals. Given the high accessibility, prominence of the location and width of surrounding streets, the Council's Urban Characterisation Study (which forms part of the evidence base for the Preferred Options Tottenham Area Action Plan consultation draft) identifies the site as "an opportunity to mark the important node with an elegant, slim tower that can successfully mark this activity node. This tower could rise to circa 20 storeys but would need to form part of a lower rise (4-6 storeys) perimeter block and care taken to ensure wind vortexes are not created around its base, negatively impacting upon the public space".

4. Quality Review Panel's views

Summary

The Quality Review Panel broadly supports the development proposals for Apex House, but thinks further work is needed to refine the scale and massing proposed. The panel would encourage the design team to explore the creation of a podium block, to mediate between the scale of the tall building and the street context. This could also help improve the microclimate around the building, deflecting downdraughts from the tall building, to reduce wind speeds at pavement level. Greater consideration also needs to be given to the impact of the building on Seven Sisters Road. The panel also recommends further work to consider the impact of the commercial space in the courtyard on the quality of residential accommodation. More detailed comments are provided below on: scale and massing; microclimate; commercial space; architectural expression; landscape and street design; and residential accommodation.

Scale and massing

- Whilst the panel supports the principle of a tall building on this site, it recommends further work to explore different approaches to the development of this prominent site so that their impact can be assessed and compared.
- The draft Tottenham Area Action Plan identifies this site as an appropriate location for a tall building – but does not specify a height. In the panel's view, any building above 7 or 8 storeys should be considered tall in this context.
- The panel is not convinced that it is appropriate for a tall building of this scale to come directly to the ground on the High Road frontage, both in terms of townscape and microclimate.
- A podium block, with a set back tall building, would be preferable, to respond to the scale of existing buildings along the High Road, creating a more human-scaled base to the development.
- A podium block could also be effective in reducing wind speeds at pavement level resulting from the downdraughts associated with tall buildings.
- Although the proposed building has a slender and elegant proportion when viewed from the north and south on the High Road, its appearance from Seven Sisters Road is of a wide and oppressive slab block. This could be mitigated by significantly reducing the height of the southern part of the tower and giving it greater articulation.
- The panel thinks that bringing the Seacole Court site into the development may provide an opportunity for some redistribution of height and mass.
- Further work will be needed to demonstrate how the development will preserve and enhance the character of the Seven Sisters Conservation Area.

Microclimate

- The panel has a number of concerns about the development, in terms of wind, sunlight and daylight.
- Wind testing has been carried out, which highlights areas in which the tall building will generate high speeds at ground level, due to downdraughts as wind hits the tall building.
- The design team propose further modelling to the façade of the tall building, to slow downdraughts.

- Creating a podium block would also make a significant contribution to improving ground level wind conditions.
- It will be essential that the development goes beyond the standards of wind safety assessments to ensure that there will be a pleasant, comfortable environment for people walking or sitting at street level.
- The density of the proposed development also presents challenges in terms of sunlight and daylight.
- For example, where a row of terraced houses with sunken gardens are proposed to the southwest of the site, these will be heavily overshadowed by the proposed commercial space occupying the courtyard.
- This arrangement will significantly compromise the quality of living space in the terraced homes – and requires further consideration as discussed below.

Commercial space

- A single storey, double height commercial space is proposed, stretching back into the centre of the Apex House site.
- The impact of this building on the quality of the adjoining residential accommodation needs further thought.
- Whilst the aspiration to create a mixed-use development is positive, the potential value of this space at the heart of the site as a garden for residents should be considered.
- If the commercial space were omitted, it would allow for the creation of a south facing courtyard garden for residents, as well as reducing overshadowing of the terraced homes.
- If it is decided that the value of the commercial space outweighs the potential value of the courtyard to residents, the panel recommends reducing the height of this accommodation, to minimise overshadowing the terraced homes.
- It would also be important to create a prominent entrance from the street so that this is visible from across Seven Sisters Road.

Architectural expression

- The architectural expression of the development was not discussed in detail at this review – which focused on more strategic issues of scale and massing and environmental quality.

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Apex House

Wednesday 19 August 2015

Civic Centre, High Road, London, N22 8LE

Panel

Esther Kurland (chair)

David Birkbeck

Tim Pitman

Deborah Nagan

Attendees

Emma Williamson	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects

Apologies / report copied to

Stephen Kelly	London Borough of Haringey
Neil McClellan	London Borough of Haringey
Peter Studdert	Chair of the Quality Review Panel

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

1. Project name and site address

Apex House, Seven Sisters

2. Presenting team

Jonny Kiddle	Grainger Plc
Aidan Potter	John McAslan + Partners
Thomas Deckker	John McAslan + Partners
Pippa Edwards	DP9 Ltd

3. Planning authority's views

Pre-application consultation has continued with Haringey officers since the previous Quality Review Panel meeting to discuss Apex House. Given the high accessibility, prominence of the location and width of surrounding streets, the Council's Urban Characterisation Study (which forms part of the evidence base for the Preferred Options Tottenham Area Action Plan consultation draft) identifies the site as "an opportunity to mark the important node with an elegant, slim tower that can successfully mark this activity node. This tower could rise to circa 20 storeys but would need to form part of a lower rise (4-6 storeys) perimeter block and care taken to ensure wind vortexes are not created around its base, negatively impacting upon the public space.

4. Quality Review Panel's views

Summary

A significant number of strategic issues raised at the previous Quality Review Panel meeting to discuss this scheme remain to be addressed. Whilst progress has been made in terms of materials and construction, internal layout and wind analysis, the panel continues to have concerns about fundamental aspects of the scheme, including its scale and massing, microclimate, quality of residential and commercial accommodation, and landscape design. These issues will need to be addressed before the panel would support a planning application for this development. More detailed comments are provided below, and comments made at the previous review that remain relevant are repeated for clarity.

Scale and massing

- At the previous review, the panel expressed concerns that the development would appear as a slab block in views from Seven Sisters Road. This aspect of the scheme remains unchanged.
- Whilst the panel supports the principle of a tall building on this site, it thinks that the scheme as a whole represents overdevelopment of the site.
- For example, the panel's previous concerns about creating a human-scaled base to the development have not been addressed. In particular the panel is concerned about the 'wall like' appearance of the building from surrounding streets due to the length and height of the facades.
- In addition, the panel is also concerned that the 7 to 8 storey height of the lower portions of the building may set an unfortunate precedent for Seacole House.
- The panel also notes that the quality of environment on the terrace facing Tottenham High Road would be improved if this were one floor lower, allowing views into the canopy of existing trees, rather than above them.
- Whilst the panel was told that views analysis has been carried out to demonstrate the impact of the development in wider views, this information was not presented.
- There was also a lack of information to demonstrate how the development will preserve and enhance the character of the Seven Sisters Conservation Area.

Microclimate

- Wind analysis has informed detailed design development since the previous review – for example using projecting balconies and canopies at first floor level to mitigate draughts.
- A 'wind screen' is also proposed between the tower and lower block on Seven Sisters Road.
- This screen would block views from single aspect units facing towards it, and the panel think other means of mitigating wind conditions associated with the tall building should be explored.
- For example, a less narrow gap between the tall building and 8 storey block on Seven Sisters Road, may create less of a wind tunnel effect.
- It would also be helpful to show analysis of wind conditions on balconies, to demonstrate that these will provide genuinely usable outdoor space.

- It will be essential that the development goes beyond the standards of wind safety assessments to ensure that there will be a pleasant, comfortable environment for people walking or sitting at street level.
- The panel recommends that the planning authority should obtain an independent expert assessment of wind conditions for Apex House, to advise on the issues above.

Residential accommodation

- The scheme includes a relatively high proportion of east or west facing single aspect flats, and overheating may be a problem for these, as they will not benefit from cross ventilation.
- Whilst recognising that Haringey's policies do not demand dual aspect for east or west facing flats – the panel notes its view that single aspect flats should be avoided.
- Additional modelling could help to shade the facades, but high performance glazing may also be required.

Commercial space

- A single storey, double height commercial space is proposed, stretching back into the centre of the Apex House site.
- Whilst the aspiration to create a mixed-use development is positive, the panel continues to think this would be at the expense of maximising the quality of the development for residents.
- For example, if the commercial space was omitted, it would allow for the creation of a shared private garden for residents.
- The commercial space also continues to lack a prominent street entrance.
- If the commercial space could be accommodated at the base of the residential buildings, this could address both the prominence of its entrances, and free the courtyard for use by residents.
- However, if this is not possible, because of the demands of tall buildings on ground level accommodation, the panel think it would be preferable to omit the commercial space.

Architectural expression

- Design development in terms of architectural expression has taken place since the previous review, and the panel supports the choice of brick and some aspects of the detailed façade design.

- However, this work has primarily focused on the upper storeys of the building, and the panel think the lower storeys deserve equal consideration – determining the quality of the development at street level.
- Metal cladding to the north and south elevations may look flat and featureless.
- The panel also thinks that the stack of projecting balconies now proposed, is less successful in articulating the east and west slab block elevations.
- Involving an artist could bring fresh thinking to decisions about materials and colour.

Landscape and street design

- Some further information was provided at this review on landscape design, however the panel continue to think that further information on this should be provided.
- The quality of environment created at street level will be essential to the success of the scheme, as a focal point for Seven Sisters, next to the underground station.
- Landscape design for this scheme should include improvements to the pedestrian crossing towards the station – as part of a generosity towards that wider area that should be expected of any tall building proposal.
- The mature trees on the High Road are a valuable asset but the panel is not convinced the scheme is makes the best use of these. For example the tree top level terrace could sit lower to enjoy the trees around, rather an above as now proposed.
- Planning officers should also assure themselves that adequate root protection area will be achieved, to ensure the trees survive construction of the scheme.
- Seating is proposed towards the High Road, but this location next to a busy road, east facing so shady in the afternoon and evening, may not be a pleasant place to sit.
- Where planted roofs are proposed, more detailed information will be needed to demonstrate the extent to which planting will be feasible.
- Further detail is also needed on the design of the ground level courtyard, provision of play space, and residential amenity space at all levels of the scheme.
- In terms of soft landscape, the panel would encourage abundant floriferous planting.

Next steps

- The Quality Review Panel will not support a planning application for Apex House until the fundamental concerns outlined above have been addressed.

Appendix 4 DM Forum Notes

Meeting	:	Development Management Forum- Apex House 820 Seven Sisters Road N15 5PQ
Date	:	Wednesday 27th May 2015
Place	:	The Exam Room The College of Haringey, Enfield and North East London (CONEL) Tottenham High Road N15 4RU
Present	:	Emma Williamson(Chair), Stephen Kelly, Neill McClellan Robbie McNaugher, Tay Makoon, X attendees
Minutes by	:	Robbie McNaugher

MINUTES

Emma Williamson welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. She explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, she explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.

Presentation by Jonathan Kiddle (Grainger Plc) and Aiden Potter (John McAslan and Partners)

The proposal residential units will be for private rent and affordable rent. Grainger have developed other sites including Hornsey Road Baths and Macaulay Walk Clapham.

Apex House has been identified as a development site for the last 10 years and in July 2014 the Council Cabinet resolved to the sell the site to Grainger.

The construction would create 200 jobs and 335 indirect jobs with a post construction GVA of £9.6m and would bring £1.3 additional expenditure to the area.

Affordable housing will make up 39% of the proposal for affordable rent. Grainger Trust will own and manage these properties.

They have carried out public engagement with 150 attendees with flyers to 7,00 addresses.

The site is considered appropriate for a tall slender building. The design will retain the existing tress and provide an active frontage on to the high road. Highlighted key concerns from public consultation and key amendments. Including changes to the entrances and courtyard.

The current proposal includes local materials with different bricks proposed. The latest proposal is for a dark brick and a light brick. The building would be 22 storeys stepping down to 18 and 16 storeys.

Highlighted the Seven Sisters view and other key views both local and longer.

Described the amenity and landscaped areas and service and access arrangements. Show an artist's impression of the courtyard which would be 22 metre wide a total of 360 sq.m. Showed an artist's impression of the building at night.

Questions and Answers:

Q- How many units would be affordable?

A – JK: 52 units 33% of units and 39% of rooms, allocations would be from the Council's list but this has not been finalised.

Q- I would like to see the shadow cast up the High Road in the morning and afternoon?

A- AP: The proposal must prove there is not harm to neighbours a sun path analysis and of key public spaces will be included in the application.

Q- Define significant impacts?

A- AP: There are analysis tools and standards which allow an accurate analysis of the shadow. The shadow will be cast to the north but will be fast moving.

Q- Disagree that the proposal is slender and elegant, how can you say it improves the area why does the design suit the site?

A- AP: The site has been identified in the Council's Urban Characterisation Study as a site for a tall building on the axis of the roads. The slenderness is the relationship between height and width, in my view it is slender.

Q- The proposal involves demolishing the Council Office and relocating to the top floor of the library which is busy and important. Can't the existing office go on the ground floor of the building?

A- EW: Apex House has been identified in a property review as excess to requirements, the proposal is for some staff to go to the library. It has already been agreed that the building will be removed.

Q- the proposal cannot be considered without the related issues, the community has been turned over to private developers.

A- EW: These issues are important to the community but these wider issues are not for discussion this evening.

Q- What is in this for the people of Tottenham? The view from the east would be a slab. The proposal is not slender from that view.

A- JK; The community will benefit in terms of jobs, a market re-provision or offices. The LPA will impose obligations around local jobs and apprentices. The proposal is an opportunity for a really significant improvement to the area.

Q- Will the proposal remain as a tall building? Wards corner will look small, do you imagine it will be the only tall building in Tottenham?

A- EW: The Council has published a draft Area Action Plan and this would be the only tall building in sevens sisters. The urban characterisation study does not have other tall buildings in this area.

AP: Does not believe there will be a blanket of tall buildings in the area and believes this is an appropriate site.

Q- Affordable means 60/80% of market rent which is not affordable. Will a viability assessment be produced?

A- JK: The level of affordable rent will vary and will be discounted more on larger units.

Q- Will Tottenham people be able to afford it?

A-JK Rates will be from 50% rent for family housing they aim to provide for the 'affordable gap' between social rent and market rent.

Q- What about viability?

A- EW: If the proposal does not comply with policy then a viability report will need to be produced which will be independently assessed by valuers using industry standards. The policy is for 50% but this must be approached on a site by site basis. We can't guarantee Grainger won't come back with a lesser offer at a later stage.

Q- Greenwich are taking a stance on affordable provision will the assessor be independent?

A- EW; We are as rigorous as Greenwich and do not accept market value for the site. The viability assessment will not be fully available for 3rd parties to view.

Q- What number of jobs would be provided directly?

A- JK: Grainger are not a builder so will employ a contractor and sub-contractors

Q- CONEL apprentices deserve a chance

A- JK: Agree on apprenticeships and will ensure local employment is maximised

Q- I agree that this is a special site but disagree on the design. Can you explain what is special or distinct about this building?

A- AP: Agree that there could be more understanding of context and will continue to look for a link to the vernacular of the area. The building has a complex silhouette of shapes. We need to respond to concerns to find a unique piece of architecture.

Q- The design is for a 22 storey building, how did you run the numbers? At what scale does it make a profit?

A-JK: I expect that the submission will be 22 storeys, the land deal with the Council was agreed in a cabinet report and includes an overage clause which would provide money to the Council

Q- There is a housing crisis in London, the site is close to the tube, there is a need for homes and investment in the area to create housing. The level of affordable set by the government is a problem. I run a business and profit is not evil. The council do not build homes so the private sector has to build and they take risk and make profit. What will occupy the commercial space?

A- JK: Either the market move to Apex or it will be flexible commercial space.

Q- In respect of 'poor doors' I note there are 2 entrances?

A- AP: There will be 1 entrance off Seven Sisters Road with all others off the courtyard through a single entrance.

Q- What are the environmental standards in terms of reducing CO2, triple glazing, recycling water, electricity for lifts and the impact on climate change?

A- AP: An energy and waste strategy will be provided, it will not have triple glazing but a high level of insulation and double glazing all the measures will be set out in the planning submission

EW: The London Plan Policy 5.3 requires a 35% CO2 reduction on current Building Regulations.

Q- What is the accepted level of profit for a developer?

A- SK: 17.5 – 20% profit for viability assessments

EW: If the profit is greater than 20% then more affordable housing would be required.

Q- With regard to the proposed design, having been to Kings Cross I am disappointed by the design. This looks like the high rise flats of the 70s which are being demolished. It is not similar to other building in the area but is like a concrete tower. This is zone 3, I accept that it is not zone 1 but not zone 4 either. The design is not suitable for a landmark, I would expect more glass and a more contemporary design which will encourage regeneration.

A- AP: Modern buildings provide an opportunity to include more glass and we will explore a more contemporary design.

Q- What are you hoping to learn tonight and what research has gone into this?

A- SK: this is the 2nd part of a 1st phase of consultation

AP: An architect must draw with confidence but I admit they can be wrong and consultation is important.

Q- I am a fan of modern architecture, but this could be more ambitious, why use brick. This is an exciting opportunity.

Q- How deep will the piling go? It could go into the tube station.

A- AP: A method statement will be required.

EW: Piling works will require the approval of TfL

Q- If Wards Corner is 7 storeys why is this 22?

A- AP: I accept this as a comment.

Q- I am happy with McAslan as a designer but feel they could be more ambitious, vernacular materials on a modern building may not be correct. If the Council owns the site then there should be more affordable housing. How can the building be surplus to requirements if it is impacting on the library? Will the customer centre and library be on the top floor? I would like a sun path analysis.

Q- I think it is too large by 4 storeys, the articulation of the facade and 3 distinct elements of the facade are good but it needs more. You should look at the bricks, red & white may not be ok.

Q- Concerned about the shadow profile, what are the actual heights for each step?

End of meeting

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Appendix 5: GLA Stage 1 response

GREATER LONDON AUTHORITY

planning report D&P/3616/01

November 2015

Apex House, Seven Sisters Road

in the London Borough of Haringey

planning application no. HGY/2015/2915

Strategic planning application stage 1 referral

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.

The proposal

Full planning application for the demolition of the existing building and construction of a 22 storey building, a 7 storey building and four 3 storey townhouses, comprising 163 residential (private and affordable) units, with 875 sq.m. of market (sui generis) or A2 (financial & professional services), A3 (food and drink), B1 (office) flexible commercial floorspace at ground floor, public courtyard, servicing yard and associated landscaping.

The applicant

The applicant is Grainger Seven Sisters Ltd, the architect is John McAslan & Partners, and the agent is DP9. (insert name, bold)

Strategic issues

The proposed development is supported in strategic planning terms; however issues with respect to housing, affordable housing, urban design, inclusive design, transport and climate change should be addressed before the application is referred back to the Mayor at his decision making stage. London Plan policies on retail and town centre uses, employment, and historic environment are also relevant.

Recommendation

That Haringey Council be advised that the application does not yet comply with the London Plan, for the reasons set out in paragraph 79 of this report; but that the possible remedies set out in that paragraph could address these deficiencies.

Context

1 On 6 October 2015, the Mayor of London received documents from Haringey Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008, the Mayor has until 16 November 2015 to provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2 The application is referable under Categories 1A, 1B(c) and 1C(c) of the Schedule to the 2008 Order:

- 1A *“Development which comprises or includes the provision of more than 150 houses, flats, or houses and flats.”*
- 1B(c) *“ Development (other than development which only comprises the provision of houses, flats, or houses and flats) which comprises or includes the erection of a building or buildings outside Central London and with a total floorspace of more than 15,000 square metres.”*
- 1C(c) *“Development which comprises or includes the erection of a building that is more than 30 metres high and is outside the City of London.”*

3 Once Haringey Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal; take it over for his own determination; or allow the Council to determine it itself.

4 The environmental information for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 has been taken into account in the consideration of this case.

5 The Mayor of London's statement on this case will be made available on the GLA website www.london.gov.uk.

Site description

6 The 0.39 hectare triangular shaped site includes a four storey brick building dating from the 1980's, containing Haringey Council offices. It sits at the apex of Seven Sisters Road and the A10 High Road, and includes a contemporaneous public toilet block topped by a clock tower, and a 33 space car park to the rear. The site is bounded to the south-west by Stonebridge Road, and a pedestrian footpath linking Stonebridge Road to Tottenham High Road. To the south are a number of three storey residential blocks of the Stonebridge Road Estate. Immediately adjacent to Apex House on the High Road is Mary Seacole House, a three storey block of flats managed by Circle Housing Association.

7 Part of the site (the pavement along the High Road and the area in front of the existing building, including the public toilets and clock tower) are within the Seven Sisters/Page Green Conservation Area.

8 The site lies just outside West Green Road/Seven Sisters District Centre, which lies across Seven Sisters Road to the north. It is within the Upper Lee Valley Opportunity Area and the Tottenham Housing Zone.

9 The wider area is primarily in residential use, with commercial and community uses along the High Road and Seven Sisters Road, with development of up to four storeys.

10 Both Seven Sisters Road and the High Road form part of the Transport for London Road Network (TLRN), with Amhurst Park, 1 kilometre south of the site, the nearest part of the Strategic Road Network (SRN). Seven Sisters station is approximately 60 metres to the north of the site and provides access to Victoria line services and London Overground services between Liverpool Street and Cheshunt/Enfield Town. In addition, South Tottenham station is located 250 metres to the south and provides access to services on the Overground - Gospel Oak to Barking line. The area is served by 11 bus services. Accordingly, the site records an excellent public transport accessibility level (PTAL) rating of 6b, where 6 is the highest and 1 is the lowest. Cycling Superhighway 1 (CS1), currently under construction on the High Road next to the site, will link the area with the City (terminating at Liverpool Street to the south).

11 This applicant secured planning permission in 2012 for a major redevelopment on the Wards Corner site, on the opposite side of Seven Sisters Road, with new retail space and 196 new homes. The Ward's Corner Community Coalition was granted planning permission in 2014 for an alternative scheme for the site, including the restoration of the former Ward's Department Store to provide space for the existing neighbouring market.

Details of the proposal

12 The proposal is to demolish the existing building and construct a 22 storey building with a single basement, a 7 storey building and four 3 storey townhouses, comprising 163 residential units (private and affordable). A total of 875 sq.m. of market space (sui generis) or A2 (financial & professional services), A3 (food and drink), B1 (office) flexible commercial floorspace is proposed at ground floor, fronting onto Seven Sisters Road and the High Road, with access to a public courtyard in the centre of the site. A servicing yard is proposed at the south end of the site, accessed from Stonebridge Road.

Case history

13 On 2 April 2015, a pre-application meeting was held at City Hall for full planning permission for the demolition of existing building and redevelopment with buildings of up to 22 storeys for residential uses, with flexible commercial space at ground floor. The GLA's pre-application advice report of 20 April 2015 concluded that the principle of the proposal was supported; however concerns were raised relating to market use, housing, urban design, inclusive access, climate change, waste and transport.

Strategic planning issues and relevant policies and guidance

14 The relevant issues and corresponding policies are as follows:

- Regeneration *London Plan; the Mayor's Economic Development Strategy*
- Retail/town centre uses *London Plan; Town Centres SPG*
- Employment *London Plan; Land for Industry and Transport SPG*
- Housing *London Plan; Housing SPG; Housing Strategy; draft Revised Housing Strategy; Shaping Neighbourhoods: Play and Informal Recreation SPG; Shaping Neighbourhoods: Character and Context SPG*
- Affordable housing *London Plan; Housing SPG; Housing Strategy*
- Density *London Plan; Housing SPG*
- Historic Environment *London Plan*
- Urban design *London Plan; Shaping Neighbourhoods: Character and Context SPG; Housing SPG; Shaping Neighbourhoods: Play and Informal Recreation SPG*
- Tall buildings/views *London Plan, London View Management Framework SPG*
- Inclusive design *London Plan; Accessible London: achieving an inclusive environment SPG;*
- Transport *London Plan; the Mayor's Transport Strategy; Land for Industry and Transport SPG*
- Parking *London Plan; the Mayor's Transport Strategy*
- Crossrail *London Plan; Mayoral Community Infrastructure Levy; Use of planning obligations in the funding of Crossrail and the Mayoral Community infrastructure levy SPG*
- Climate change *London Plan; Sustainable Design and Construction SPG; Mayor's Climate Change Adaptation Strategy; Mayor's Climate Change Mitigation and Energy Strategy; Mayor's Water Strategy*

15 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is made up of Haringey's Strategic Policies (2013), Haringey's Development Management DPD, the Saved Policies within the Unitary Development Plan and the 2015 London Plan (Consolidated with Alterations since 2011).

16 The following are also relevant material considerations:

- The National Planning Policy Framework and accompanying Planning Practice Guidance.
- The Upper Lee Valley Opportunity Area Planning Framework (ULV OAPF) (July 2013).
- The Tottenham Area Action Plan (Preferred Option Consultation) (February 2015).

Principle of development

Regeneration

17 The site falls within a Regeneration Area (within the 20% most deprived areas), as identified by the London Plan and Haringey's Local Plan. The development will assist the regeneration of this part of Haringey in accordance with London Plan Policy 2.14 'Areas for Regeneration'.

Residential use

18 The site lies within the boundary of the Upper Lee Valley Opportunity Area as identified in London Plan Policy 2.13 and Table A1.1, which states that the Opportunity Area is capable of accommodating at least 20,100 homes up to 2031. Haringey's Tottenham Area Action Plan (Preferred Option Consultation) (February 2015) identifies the site, together with the neighbouring Mary Seacole Court site, for residential-led mixed use development, with scope for a taller landmark building.

19 London Plan Policy 3.3 'Increasing Housing Supply' recognises the pressing need for new homes in London and Table 3.1 gives an annual monitoring target of 1,502 new homes per year in Haringey between 2015 and 2025. The site is also within the Tottenham Housing Zone, which has a target of approximately 2,000 new homes. The provision of residential use on the site is supported in principle.

Retail and town centre uses, and employment space

20 The existing building includes 3,487 sq.m. of B1 office space and the proposal includes 875 sq.m. of market space (sui generis) or A2 (financial & professional services), A3 (food and drink), B1 (office) flexible commercial floorspace. Whilst the London Plan does not specifically protect office uses, Policy 4.2 'Offices' does support rejuvenation of office stock in viable locations. The intention is to move the Council's existing Customer Service Centre to Tottenham Green and it is recognised that there is unlikely to be alternative local demand for office space of this scale in this location, even if sub-divided. Given the site's location in an area primarily of residential use and the proposed re-provision of a proportion of employment floorspace, the loss of the existing office space is acceptable in strategic planning terms.

21 London Plan Policies 2.15 'Town Centres', 4.7 'Retail and town centres', and 4.8 'Supporting a successful and diverse retail sector' provide the strategic policy context in which the proposals for 875 sq.m. of floorspace for market or flexible commercial uses. This includes frontage to both Seven Sisters Road and the High Road, set around an internal courtyard. The applicant's planning consent for the neighbouring Wards Corner site across Seven Sisters Road includes a requirement to provide alternative space for the existing Wards Corner market, if the existing market traders are in agreement. The proposed ground floor space at Apex House could be used for this purpose; however if the market traders choose not to take the new space, it is proposed that the commercial use would instead become a flexible A2, A3 or B1 use, dependent on market requirements and local need.

22 London Plan policies state that retail and commercial development should be focused in town centres and Policy 4.8 gives specific support to markets. The site is only just outside of the District centre, the amount of proposed floorspace is limited, and the need for any market relocation to be as close as possible to the existing market is recognised. This provides sufficient support for the proposed market use

and does not raise concerns over its impact on the existing centre. Concerning the flexible A2, A3, or B1 uses, taking account of the small amount of floorspace, and the need to activate the ground floor elevations on these busy roads, these uses are supported. The Council should ensure that detailed design and management arrangements are secured for all possible uses. Subject to this, and resolution of suitable servicing arrangements as discussed under 'transport' below, the provision of market or flexible commercial space is supported.

Housing

23 The breakdown of housing is as follows:

	Affordable	Market	Total
Studio	0	2	2 (1.5%)
One bed	24	46	70 (43%)
Two bed	23	36	59 (36%)
Three bed	8	20	28 (17%)
Four bed	4	0	4 (2.5%)
Total	59	104	163

Affordable housing

24 London Plan Policy 3.9 seeks to promote mixed and balanced communities by tenure and household income and Policy 3.12 seeks the maximum reasonable amount of affordable housing.

25 The applicant is proposing 61% market housing and 39% affordable housing, by habitable room, with the affordable described as intermediate tenure. The proposal to provide a significant element of affordable housing on the site is strongly supported; however in accordance with London Plan Policy 3.12, the Council's independent assessment of the applicant's financial viability assessment should be shared with GLA officers before it can be confirmed if this is acceptable.

26 London Plan Policy 3.11 'Affordable Housing Targets' requires that 60% of the affordable housing provision should be for social and affordable rent and 40% for intermediate rent or sale, with priority given to affordable family housing; however the applicant describes all of the affordable housing as intermediate. The applicant states that justification for this is that social housing is not the priority in Tottenham due to the existing high levels of social housing, and that in order to improve the balance in the area, the Council is seeking higher levels of market and intermediate homes. This may be acceptable in this case; however the Council should confirm that this is their strategy.

27 It is understood that the market units will be private rented sector (PRS) tenure, which is supported by London Plan Policy 3.8 'Housing Choice'. Paragraph 3.1.24 of the Draft Interim Housing SPG states that PRS should be subject to "a covenant of, for example 15 years, which ensures the units will stay as private rent

for at least this period (overall ownership may change over this period but the units must be retained by a single owner)". Other guidance on PRS is contained in paragraphs 3.1.22-3.1.31 of the Draft Interim Housing SPG. The applicant should provide further details on the proposed tenure, including the affordable tenure, noting that the Draft Interim Housing SPG recognises that discounted market rent (DMR) could be used as the affordable housing offer, for example where viability appraisals show that covenanted PRS cannot support affordable or social rented units. However, to be considered as intermediate affordable housing, DMR would need to meet the definition set out in the London Plan, for example to be affordable to, and allocated to, those eligible for intermediate housing through the London Plan income thresholds. It should also comply with the definition set out in the glossary of the NPPF. The guidance confirms that the applicant does not need to be a registered provider or local authority to provide intermediate housing, as per London Plan and NPPF definitions.

Housing Choice

28 London Plan Policy 3.8 'Housing Choice' encourages a choice of housing based on local needs, while affordable family housing is stated as a strategic priority. Policy 3.11 also states that priority should be accorded to the provision of affordable family housing. The mix of units is 43% one-bed, 36% two-bed, and 19.5% three-four bed. It is recognised that a large proportion of one and two bed units are likely to be more appropriate in this highly accessible location; however the inclusion of family sized units is welcomed, in particular the 12 affordable family-sized units, including 4 four-bed houses. The Council should confirm that this meets local housing needs.

29 Policy 3.8 also requires all new housing to be built to 'Lifetime Homes' standards. In order to bring the London Plan into line with new national housing standards, the draft Minor Alterations to the London Plan (MALP) proposes to replace this with "ninety percent of new housing meets Building Regulation requirement M4(2) 'accessible and adaptable dwellings'". Policy 3.8 also requires 10% of units to be wheelchair accessible or easily adaptable, which the draft Minor Alterations to the London Plan proposes to replace this with "ten per cent of new housing meets Building Regulation requirement M4(3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users". In advance of the MALP, a Housing Standards Policy Transition Statement sets out how the existing housing standards should be applied from October 2015. This is also set out in the draft Interim Housing SPG, alongside the other London standards which are not affected by the introduction of national standards.

30 The application states that units will meet Lifetime Homes requirements the 10% will be wheelchair accessible; however greater clarity should be provided as discussed under 'inclusive design' below. The Council should secure M4(2) and M4(3) requirements by condition, including the submission of a plan to identify which units will be 'wheelchair user dwellings', prior to commencement, to ensure the design of a scheme has considered the standard.

Density

31 London Plan Policy 3.4 'Optimising Housing Potential' states that taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The site is within an 'urban' setting where the density matrix sets a guideline of 200-700 habitable rooms, or 45-260 units, per hectare. The applicant states that the density proposed is 436 *habitable rooms* per hectare; however GLA officers calculate the density to be approximately 418 *units* per hectare (163/0.39). Although above the density range, the London Plan notes that these ranges should not be applied mechanistically and local factors should be taken into account. This density may be appropriate in this highly accessible location, directly next to Seven Sisters Underground station; however in order for such a density to be acceptable, the application needs to be exemplary in all other respects and provide a high quality living environment for occupiers, including adequate provision of amenity and play space, an appropriate level of affordable housing, an appropriate mix of unit sizes, high quality design, and resolution of all transport and climate change issues. As detailed elsewhere in this report, further work is required in some of these areas.

Residential quality

32 London Plan Policy 3.5 'Quality and Design of Housing Developments' promotes quality in new housing provision, with further guidance provided by the Housing SPG. The treatment of London Plan housing standards in relation to new national housing standards is set out above.

33 Further discussion on housing quality is included under 'urban design and tall buildings' below.

Children's play space

34 Policy 3.6 of the London Plan seeks to ensure that development proposals include suitable provision for play and recreation. Further detail is provided in the Mayor's supplementary planning guidance 'Shaping Neighbourhoods: Play and Informal Recreation', which sets a benchmark of 10 sq.m. of useable child play space to be provided per child, with under-5 child play space provided on-site as a minimum.

35 The child yield is expected to be 20, with 12 under-five's, requiring 200 sq.m. of play space. The proposals include both formal and informal play, with 165 sq.m. provided for under-five's and 136 sq.m. for older children, on podium 1, podium 2 and in the courtyard. A larger area of play space is located at Brunswick Road Open Space, 500 metres from the site. The proposed play provision is acceptable; however the Council should ensure that detailed design secures play space that is fully useable as play space.

Historic environment

Heritage assets

36 London Plan Policy 7.8 'Heritage Assets and Archaeology' states that development should identify, value, conserve, restore, re-use and incorporate heritage assets where appropriate. The proposal will have an impact on designated heritage assets in terms of the Seven Sisters/Page Green Conservation Area, which runs along the High Road and part of which is within the site (the public toilets and clock tower); the Grade II listed former bank on the corner of the High Road and Broad Lane, approximately 150 metres to the north of the site; and the Tottenham Green Conservation Area, approximately 200 metres to the north of the site. These heritage assets are considered to be of high (national) significance. Other designated heritage assets in terms of listed buildings and Conservation Areas are a greater distance from the site, and the impact of the proposal will be negligible.

37 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the tests for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions should "*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*" and in relation to conservation areas, special attention must be paid to "*the desirability of preserving or enhancing the character or appearance of that area*".

38 The NPPF states that when considering the impact of a proposal on the *significance* of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Significance is the value of the heritage asset because of its heritage interest, which may be archaeological, architectural, artistic or historic, and may derive from a heritage asset's physical presence or its setting. Where a proposed development will lead to 'substantial harm' to or total loss of the significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development will lead to 'less than substantial harm', the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Recent judgements have provided detailed consideration of the duty imposed on local planning authorities. The Court of Appeal in *Barnwell Manor* held that a finding of harm to a listed building or its setting is a consideration to which the decision-maker must give considerable weight, and that there should be a strong presumption against granting permission that would harm the character or appearance of a conservation area.

39 Policy 7.8 also applies to non-designated heritage assets, chiefly in the form of locally listed buildings within the Seven Sisters/Page Green Conservation Area. This non-designated heritage asset is considered to be of medium (district) significance. The NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, and a 'balanced judgement' is required having regard to the scale of any harm or loss and the significance of the heritage asset.

40 The applicant has provided a Townscape, Heritage and Visual Impact Assessment (THVIA), which provides some analysis of heritage assets, including a views assessment.

41 Haringey Council's Tottenham High Road Corridor Conservation Area Appraisal (adopted 2009) covers all of the High Road Conservation Areas. Near to the site, the Appraisal highlights the uniform Victorian terraces lining the western side of the High Road, including locally listed buildings at 1A and 1B West Green Road, and 227 High Road and 725 Seven Sisters Road (Wards Corner); and the grand Victorian residential terraces and Victorian buildings on the western side, including the locally listed former Salvation Army Citadel, opposite the site.

Impact on heritage assets (designated and non-designated)

42 The current building is considered to detract from the character and appearance of the Conservation Area, and it is noted that the Council's Conservation Area Appraisal makes no reference to the building or the clock tower. Its demolition is therefore supported. The impact of the replacement buildings, and in particular the 22 storey building, on the Conservation Area and the locally listed buildings within it is illustrated in Local Views 1, 2, 4 and 5 in the applicant's THVIA. This demonstrates that the building will have some impact, since it is of a greater height compared to the lower rise, horizontal emphasis of the Conservation Area. In views from north and south within the Conservation Area the building will appear as a tall slender form, marking the junction of two major roads, as well as Seven Sisters Station. As discussed below, it is also recognised that there is justification for a tall building in this highly accessible location within the Opportunity Area. Although the building is visible in the town centre the setting of the Conservation Area, the setting of the locally listed buildings, and the setting of the Grade II listed former bank, GLA officers do not consider this to harm the significance of these heritage assets. The tower is well proportioned and the architectural detail well considered. Notwithstanding the comments in paragraphs 44-53, the proposed building has a good relationship to the ground floor, clearly marks the station, and does not dominate the setting of the Conservation Area or listed buildings, unlike the current building, which is considered to be harmful to those settings. In coming to this conclusion, GLA officers have taken account of the strong presumption against granting permission that would harm the character or appearance of the Conservation Area, and have placed considerable importance and weight to the harm caused to the setting of the listed buildings.

43 The proposals will not impact on any strategic views.

Urban Design

44

45 The scheme proposes to redevelop a spatially constrained site on the prominent corner of Seven Sisters Road and the High Road. The proposals include three linked blocks arranged around a triangular shaped courtyard. The four terraced houses in the south-west block are accessed directly from Stonebridge Road, providing passive surveillance along this edge of the site and an attractive street frontage.

46 The Seven Sisters Road affordable housing block has one core accessed from Stonebridge Road and the other from the internal courtyard, proposed to have public access during the day (for entrance to the commercial units), and secured for

residents only access at night. The prominent corner on Stonebridge Road and Seven Sisters Road is undermined by the location of a refuse store, cycle storage and a plant room and the applicant should reconsider this arrangement.

47 The taller High Road block also proposes residential access from the internal courtyard. It is accepted that the focus of residential access in the courtyard will provide activity, although this is limited as both access points are to the north side of the courtyard. GLA officers consider that residential access should also be possible from the street-facing elevations, contributing to levels of activity. It is therefore recommended that residential lobbies are also accessed from both Seven Sisters Road and the High Road, providing through access between the courtyard and the street. This will also provide residents with a street based address and provide more accessible and legible entrances, defined as best practice in the Mayor's Housing SPG.

48 The proposed arrangement also relies on the Seven Sisters Road and High Road frontages to be activated by commercial units. A residents lounge and gym is proposed at the most prominent northern part of the ground floor High Road block, nearest to the shops within the District Centre. GLA officers are concerned that these uses will not provide sufficient activity on this important frontage and the applicant should provide further information on measures to ensure active use in the northern-most units.

49 The final use of the ground floor commercial units is undecided, and consequently the application materials present three scenarios. The first option includes one large commercial space fronting onto Seven Sisters Road and a second commercial space fronting onto the High Road, with both spaces having access to the shared courtyard space to the rear. The second option allows subdivision of the large commercial space, with A2/A3 uses proposed along Seven Sisters Road and B1/D1 uses, accessed from the internal courtyard. The third option allows all of the ground floor commercial space to be for use by the market, with access from the road frontages and the internal courtyard. All three options propose for the internal courtyard to have public access during the day, and secured for resident only access at night. The need to design the spaces to allow flexible use is recognised; however these options suggest a wide variation in levels of daytime activity of the courtyard, with lesser use suggesting more restricted access in order to ensure security and promote resident ownership. The applicant should provide further details on the proposed management arrangements for the different scenarios.

50 The residential quality of the scheme is generally of a high standard. Residential cores are evenly distributed to achieve efficient core to unit ratios and the taller element is orientated to optimise east/west views and daylight/sunlight penetration, which is welcomed.

51 The intention to provide additional internal floorspace in place of external balconies is recognised, in response to the impacts of traffic noise and air quality on Seven Sisters Road and the High Road, in line with London Plan Policies 7.14 'Improving Air Quality' and 7.15 'Reducing and Managing Noise', and paragraph 2.3.6 of the Draft Interim Housing SPG, which allows this in *exceptional* circumstances. Additional internal floorspace is provided for units below level 6,

which is acceptable; however, the applicant should provide further justification for this arrangement on the courtyard side of the taller building, as well as units above level 6, some of which have external balconies and some of which have additional internal floorspace. In addition, although the area schedule indicates that additional space is provided, the drawings contradict this in some places and the applicant should clarify this.

52 The form and massing strategy is broadly supported, with the taller element of up to 22 storeys positioned towards the north of the site at the junction of Seven Sisters Road and the High Road. This results in a slender and elegant building form when viewed from the north and the south, which has the potential to act as a landmark to Seven Sisters Station as part of a sequence of emerging developments along the High Road. The stepping down of the heights of the proposed blocks towards the south of the site results in a distinctive appearance and relates the scale of the development to the lower rise residential development to the south, which is supported. The height of the proposal is not of strategic concern in this highly accessible town centre location.

53 The architectural response results in a simple and refined appearance, the success of which will be dependent on high quality brickwork. The use of lighter coloured facing materials and varying brick tones helps to ensure an elegant and subtle appearance in this sensitive location.

Inclusive design

54 The aim of London Plan Policy 7.2 'An Inclusive Environment' is to ensure that proposals achieve the highest standards of accessibility and inclusion (not just the minimum). Inclusive design principles, if embedded into the development and design process from the outset, help to ensure that all of us, including older people, disabled and Deaf people, children and young people, can use the places and spaces proposed comfortably, safely and with dignity.

55 The applicant's Design and Access Statement does not discuss accessibility in terms of Lifetime Homes requirements or wheelchair accessibility. As discussed under 'Housing choice' above, the applicant should provide further detail, and as a minimum it should detail how the proposals respond to Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair user dwellings'. The wheelchair accessible units should be identified on floorplans and typical flat layouts provided. These should be distributed across tenure types and sizes to give disabled and older people similar choices to non-disabled people.

56 The design and access statement should also show how disabled people access the entrances safely, as well as outside amenity space at upper levels. This should include details of levels, gradients, widths and surface materials and how any level changes on the routes will be addressed.

57 As discussed under 'Transport' below, further information is required on the 16 proposed on-street Blue Badge parking spaces.

Transport

58 The 'car free' nature of the scheme is welcomed. The applicant has also undertaken a parking capacity study for the local area with the aim to convert on-street residential bays on Stonebridge Road to Blue Badge use only. This is considered reasonable; however the applicant should provide further detail on the distances and routes from Blue Badge parking to wheelchair accessible units. In addition, 20% of the spaces should have electrical vehicle charging points with a further 20% fitted with passive provision. All residents should be exempt from applying for a local parking permit and this should be secured by the Council.

59 Sufficient cycle parking spaces are provided; however, the applicant should revise the parking design to meet with the London Cycle Design Standards, available at: <https://tfl.gov.uk/corporate/publications-and-reports/cycling>. For example, external access doors should be 2.2 metres wide with internal doors 1.2 metres wide. The applicant states that there will be shower and changing facilities, which is welcomed; however these facilities should be clearly identified on the floor plan and should be available for all users.

60 The proposal is not expected to have any detrimental impact on the local public transport network. However, the applicant should engage in further discussions with TfL to ensure that the proposed public realm works does not conflict with CS1 works in the area.

61 It is proposed that a service yard and two on-street loading bays would facilitate the servicing arrangements. Refuse access would be via Stonebridge Road and the commercial space (market or other uses) would be serviced from Seven Sisters Road and Stonebridge Road. The indicative proposals provided do not present the best arrangement at this location and the applicant should engage in further discussions with TfL to agree an alternative solution.

62 Fire access and access to replace plant (once every five years) is proposed from the High Road. In such circumstances, it is proposed that fire tenders would mount the footway adjacent to the site. It should be noted that this would conflict with the operation of CS1, which offers a segregated cycle lane at this location. The applicant should therefore engage in further discussions with TfL as this arrangement is not appropriate.

Community infrastructure levy

63 The Mayor has introduced a London-wide community infrastructure levy (CIL) to help implement the London Plan, particularly Policies 6.5 and 8.3. The rate for Haringey is £35 per square metre. The required CIL should be confirmed by the applicant and Council once the components of the development have been finalised.

Climate change

Energy strategy

64 A range of passive design features and demand reduction measures are proposed to reduce the carbon emissions of the proposed development. Both air permeability and heat loss parameters will be improved beyond the minimum backstop values required by building regulations. Other features include low energy lighting and mechanical ventilation with heat recovery.

65 The demand for cooling will be minimised by shading through balconies and solar control glazing. The applicant has undertaken a dynamic thermal modelling study using CIBSE TM52 methodology and CIBSE TM49 weather files to assess the risk of overheating, which is welcomed. The results of the study show that all of the bedrooms modelled will meet the CIBSE criteria for each of the climate scenarios modelled; however, it was noted that none of the living areas meet the CIBSE criteria for any of the climate scenarios. The applicant has investigated further measures; however these were found to be insufficient for reducing the overheating risk. The applicant should investigate further passive measures in line with Policy 5.9 'Overheating and Cooling' in order for all of the areas within the dwellings to meet the CIBSE criteria. The applicant should also provide the solar gain checks for the commercial areas to demonstrate that the requirements are being met.

66 The development is estimated to achieve a reduction of 16 tonnes per annum (7%) in regulated CO₂ emissions through the first step of the energy hierarchy ('Be Lean'), compared to a 2013 Building Regulations compliant development. It was noted that the applicant has assumed that the corridors are heated spaces due to the heat loss from the communal heating pipes. Under SAP, the modelling should treat corridors as sheltered walls rather than party walls, unless they are intentionally heated (i.e. through radiators). The applicant should update the modelling/results accordingly. Heat losses from the pipework should also be reduced to a minimum.

67 The applicant has carried out an investigation and there are no existing or planned district heating networks within the vicinity of the proposed development; however the applicant has provided a commitment to ensure that the development is designed to allow future connection to a district heating network, should one become available.

68 A site heat network is proposed; however, the applicant should confirm that all apartments and non-domestic building uses will be connected to the site heat network. The site heat network will be supplied from a single energy centre. Further information on the floor area and location of the energy centre should be provided.

69 The applicant is proposing to install a 25 kW_e gas fired CHP unit as the lead heat source for the site heat network. The CHP is sized to provide the domestic hot water load, as well as a proportion of the space heating. A reduction in regulated CO₂ emissions of 45 tonnes per annum (20%) will be achieved through the second step of the energy hierarchy ('Be Clean'). The savings appear high for the size of the CHP proposed and the applicant should provide the system efficiencies for the CHP. CHP efficiencies should be based on the gross fuel input for gas and not the net value commonly used by manufacturers. The carbon emission figures should be updated where appropriate.

70 The applicant has investigated the feasibility of a range of renewable energy technologies and is proposing to install 40 sq.m. of roof mounted photovoltaic (PV) panels. A roof layout drawing has been provided, which suggests that there could be space for additional PV panels and the applicant should therefore investigate the potential for a larger PV array using more efficient panels in order to maximise the on-site carbon emission savings.

71 A reduction in regulated CO2 emissions of 2 tonnes per annum (1%) will be achieved through this third step of the energy hierarchy ('Be Green').

72 Based on the energy assessment submitted, a reduction of 63 tonnes of CO2 per year in regulated emissions, compared to a 2013 Building Regulations compliant development is expected, equivalent to an overall saving of 29%. The carbon dioxide savings fall short of the target within Policy 5.2 of the London Plan and the applicant should consider the scope for additional measures aimed at achieving further carbon reductions.

Climate change adaptation

73 The site is within Flood Zone 1 and is not affected by any significant surface water risks, therefore the proposals are acceptable in terms of London Plan Policy 5:12 'Flood Risk'.

74 However, surrounding areas in the local vicinity of the site are at risk of relatively serious surface water flooding. Therefore the application of London Plan Policy 5.13 'Sustainable Drainage' is an important consideration for this site. The applicant's Flood Risk Assessment sets out that surface water will be attenuated to at least 50% of the existing discharge rate by the use of a sub-surface attenuation tank. Given the nature and location of the proposals, this approach to surface water drainage is considered to be acceptable in terms of London Plan Policy 5:13.

Local planning authority's position

75 Haringey Council's position is not yet known.

Legal considerations

76 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008, the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 of the Order to refuse the application, or issue a direction under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application and any connected application.

77 There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Financial considerations

78 There are no financial considerations at this stage.

Conclusion

79 London Plan policies on retail and town centre uses, employment, housing, affordable housing, historic environment, urban design, inclusive design, transport and climate change are relevant to this application. The application complies with some of these policies but not with others, for the following reasons:

- **Retail and town centre uses, employment:** The loss of the existing office space and the provision of market or flexible commercial space is supported in principle.
- **Housing:** The provision of residential use on the site is supported in principle. The Council should confirm that the proposed unit sizes meet local housing needs and secure Building Regulation M4(2) and M4(3) requirements by condition. Further work is required in some areas before such the density of the scheme can be considered acceptable.
- **Affordable housing:** The Council's independent assessment of the applicant's financial viability assessment should be shared with GLA officers before it can be confirmed if this is acceptable. The Council should confirm that the provision of intermediate housing as the affordable offer is acceptable in this location. The applicant should provide further details on the proposed tenures.
- **Historic environment:** GLA officers do not consider that the proposals will cause harm to the significance of heritage assets.
- **Urban design:** The applicant should reconsider the ground floor layout on the corner of Stonebridge Road and Seven Sisters Road; reconsider the ground floor layout of the High Road block; provide further details on the proposed management arrangements for the internal layout for the different use scenarios; provide further justification for the additional internal floorspace in place of external balconies on the courtyard side of the High Road building, and above level 6; and clarify contradictions between the area schedule and the drawings.
- **Inclusive design:** The applicant should provide further detail on residential accessibility, wheelchair units, and site-wide accessibility.
- **Transport:** The applicant should provide further detail on Blue Badge parking and cycle parking to wheelchair accessible units. The applicant should engage in further discussions with TfL to ensure that the proposed public realm works does not conflict with CS1 works. The indicative servicing proposals do not present the best arrangement and the applicant should engage in further discussions with TfL to agree an alternative solution. The proposal for fire tenders to mount the footway adjacent to the site would conflict with the operation of CS1 and the applicant should engage in further discussions with TfL on this subject.

- **Climate change:** Further information is required concerning the energy strategy for the site. The carbon dioxide savings fall short of the target within Policy 5.2 of the London Plan and the applicant should consider the scope for additional measures aimed at achieving further carbon reductions.

80 On balance, the application does not yet comply with the London Plan, for the reasons set out above; however the possible remedies set out above could address these deficiencies.

(D) non-compliance, with suggested remedies

for further information, contact GLA Planning Unit (Development & Projects Team):

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Appendix 6 Planning Committee Pre-application:

The Committee provided views on a proposed redevelopment, comprising the demolition of the existing former Council office and erection of new buildings up to 21 storeys in height, providing 152 residential units and 1,182sqm of retail floor space.

Neil McClellan, the Case Officer for the application and Majors Team Leader, stated that the pre-application briefing document which had been included in the agenda contained a number of errors and omissions, and consequently a corrected version of the briefing was appended to an addendum report that was tabled at the meeting.

Councillor Bevan expressed concern that an addendum report, and amended briefing document, had been circulated at the meeting because this did not give councillors sufficient time to consider the information provided therein.

It was anticipated that the design for the scheme would go before a Development Management Forum in the latter part of May 2015.

Members made the following comments on the scheme:

- It was queried how much consultation had taken place and if more was planned. The applicant said that there had been three focussed public consultations with interest groups, namely the Ward's Corner Conservation Coalition, market traders and ward councillors, and a public consultation on two days. Further consultations would take place later in the week with the market traders, and it was anticipated that in the last week of March that there would be another public consultation at the applicant's studio in N17 where they would give their response to the comments which had been received from councillors at this meeting, from the previous public consultation and from the Design Review Panel.
- There is currently a public lavatory building on the site - is there any intention to re-provide that facility in the new scheme? The applicant said that they were waiting to see what the outcome of public consultation was, because feedback had been mixed as some people were not keen to have them. It also depended largely on what commercial use went back into the proposed development at ground floor level.

- Proposed Cycle Superhighway Route 1 currently passes next to the site at a point where the pavement is currently not as wide as would be desired; has this been taken into account during the design of the scheme? The applicant advised that the proposed development would be pulled-back from the railing which ran along Tottenham High Road so that the width of the pavement would be approximately 15m wide and this would create sufficient space for the super-cycle highway to come past the site.
- It was queried how much time was left before the planning permission which had been granted for the Ward's Corner site lapsed. The applicant stated that planning permission had been granted in 2012, at which time the section 106 Agreement was signed, and that it was valid for 5 years.
- Concern that the proposed development should be carried out with regard to the adjacent lower-rise properties and consequently a 21 storey building would be very contentious for the site. The applicant said that the adjacent site was not within their ownership; consequently it was their responsibility to demonstrate within the planning submission how a new building on that site could work with and compliment the proposed development for the Apex House site.
- It was queried what factors drove the thinking that a large tower was needed and would be appropriate for the site, rather than a much lower level density scheme, when taking into account that the Ward's Corner site would also have tall buildings on it. The applicant was of the opinion that the site enjoyed extraordinary visibility and significance and was at the end of a remarkably long access. Both the length of the access, and the width of the access, as well as the adjacency and significance of the site as an important entrance into Tottenham, gave the opportunity for a building of significant scale, and that this had been identified in previous urban studies. The judgement as to what was acceptable and desired in regard to height was a consideration and evaluation which took a number of efforts and visual analysis to understand, but the proposition at the moment was for a building which the applicant felt makes the most of the opportunities of this extraordinary site, but also created a genuine and valuable piece of real-estate. The height evaluation was a consideration which they would continue to look at, and respond to comments and observations on, and they intended to find a datum on this which people would feel

was appropriate and would be comfortable with. The applicant hoped that there would be support for a building of some height on the site.

- The applicant said that in regard to infrastructure, studies had been undertaken looking at the impact in engineering terms for constructing a building of this stature on this site, and that construction would be underwritten by a significant technical evaluation of the construction implications of the site.
- Concern that there would be overlooking of Seacole Court properties, resulting in loss of privacy. The applicant said that overlooking was unlikely to be a problem as the apartments faced towards the road in easterly and westerly directions and consequently there would be no direct overlooking of existing properties in Seacole Court.
- Concern about the proximity of the Victoria Line and the possible impact thereon caused by the design, construction, and associated building costs. It was put to the applicant that any increased costs in building would be passed on to the prospective purchasers, and this raised the issue that people may not be able to afford the affordable housing units in the scheme. The applicant said that 40% of the current scheme was affordable accommodation, subject to negotiations to be had with Council officers over tenure, but that they were looking at affordable rents and trying to prioritise larger units as well, in the form of 2 and 3 bed, and perhaps 4 bed units. In regard to the affordability of the units, the applicant stated that when constructing a building there was a budget that had to be worked within in order to make sure that the end units were affordable, whether it be for rent or for sale, and that it was something that they were conscious of as they would not want to build something that they would struggle to rent or sell.
- Concern that there should be sufficient provision of affordable housing. The applicant said that details were still to be discussed with Council officers, but in regard to the current scheme approximately 40% of the accommodation would be of affordable rent housing, which equated to approximately 50 units out of the 150 or so that would be included in the scheme, and that Granger Trust was likely to be the housing association that would manage these units.

- It was queried why the applicant did not want to erect a building higher than the twenty one proposed. The applicant stated that there was an economic rationale behind the number of storeys, in that if buildings were significantly above twenty floors the number of lifts and the challenge of vertical circulation became another order of cost and another order of sophistication. The applicant went on to say that like-wise the requirements of the rigidity of the structure as a building also becomes more complex in technical terms, so there were economic parameters for residential design in terms of height.
- Concern about the shadow the proposed building would cast, especially in winter months. The applicant stated that the tall building strategy for the site would be augmented by a significant technical evaluation which would include sunlight, daylight and shadows and that there would be a complete presentation of the performance of the preferred option as consultation was carried out to give every confidence that the environmental impact of a tall building on this site had been properly understood and mitigated as they moved towards the preparation of a planning application for the site.
- Concern that the building was too high in relation to the surrounding buildings. The applicant felt that the site enjoyed extraordinary visibility and significance, and was at the end of a long access, and that consequently there was an opportunity for a memorable building of significant scale on the site, and that this had been identified in the emerging urban character study which the Council were currently consulting on. Consequently the scheme complied with emerging planning policy.
- Concern that the proposals for the Ward's Corner site indicated that a similar tall building would be erected on that site, resulting in the 'Manhattanisation' of the Seven Sisters area. The applicant stated that the Ward's Corner proposal had some very unique constraints attached to it which drove the design of it. It had four Victoria line tunnels running underneath it and it also had a very restraining right-of-light envelope which meant that there was only a certain quantum of development that could ever get developed on that site. Also, the proposed development for the Ward's Corner site could by no means be classed as a tower as it would be no more than seven storeys at its highest point.

- It was queried if economics were driving the need for having a tall building. The applicant said that in regard to the economics and viability of the proposal, it was not the financial aspects that drove the desire to have a tall building, but the fact that it was an appropriate location to have a tall building and therefore this was an excellent opportunity to deliver a building on a site where the constraints and opportunities backed up this vision.
- It was queried if all the affordable housing would be in the lower block. The applicant stated that the affordable housing provision would be split between the proposed buildings, with the lower seven storey block on Seven Sisters Road being comprised of 100% affordable housing, and some being in the lower floors of the taller building and the terrace of houses on Stonebridge Road.
- Concern that the affordable element of housing would be evident and obvious, as in some schemes which were not very well designed there were some quite bad examples where, depending on the floor one was on, it was really evident which was the affordable element and which was not. The applicant stated that the intention was very much for tenure blind, and that it was in their interests as both developer and affordable housing provider, and the owner of private development, to keep it as a building that was well managed and well presented. The applicant further stated that it was very rare for the developer of the private element of a scheme to also be developing the affordable element of the same scheme and managing them both together. The applicant stated that Granger was unique business in being able to do this and the reason it had set up its own registered provider for affordable housing was purely that from a management perspective it was a long-term developer, investor and manager in residential property and Granger wanted its buildings to look as good in the future as when they were finished, both in regard to the affordable and private housing elements.
- It was queried what community benefit would be provided in the proposed scheme. The applicant stated that during construction there would be many jobs created on-site for the local community, that an exemplary building would be created with new accommodation which would be available for local people, including a high level of 40% of affordable housing, that the building would bring about a vast improvement to the public realm, and the potential to make this a place where people could stop

and enjoy whatever there was on the ground floor level from a commercial point of view would also benefit the community.

- Does the applicant consider itself to be a business partner of the Council? The applicant stated that they had a partnership agreement with the Council in regard to the Ward's Corner site development, but not the Apex House site development.
- It was queried as to where in the scheme amenity space was going to be provided for families. The applicant stated that there would be two types of amenity space accessible to residents: a landscaped rooftop and the ground-floor courtyard area. The rooftop space would be more private, and which perhaps would be more suitable for older people, rather than children. The ground-floor area was being enlarged to be suitable for a more public and child-friendly space. The applicant also said that there was a landscaped roof-deck accessible to the tenants in the interior of the scheme and that this, along with the ground floor courtyard area, provided amenity to local tenants and that these features provided opportunities for 'greening' the landscape at the heart of the development.
- Concern was expressed that this was not a suitable location for family housing due to the traffic, pollution and lack of amenity space.
- Was the applicant aware of the 'poor door' report recently produced by Mathew Taylor, Chair of the Social Integration Commission, and would the scheme be designed not have separate doors for the social housing so that all the tenure mixes were using similar entrances and that there was consequently a more joined-up community? The applicant stated that they had had some involvement in the discussions on 'poor doors' and that it originally the 'poor door' idea came about from having doors of a lesser quality, and a building of a lesser quality, rather than actually having separate doors. They would discuss with officers about how this issue would be dealt with in the proposed scheme.
- In terms of density, would it not be possible to have two buildings linked together of no more than ten-story height, rather than one building of twenty storeys? The applicant responded that there was an issue of critical distances between adjacent buildings in terms of privacy and sunlight issues, and that there was not enough

space on the site to meet the statutory requirements for the separation of accommodation to avoid overlooking and loss of daylight and sunlight.

- It was queried whether any decision had been made regarding the provision of balconies. The applicant said that they had followed the legal requirements of the London Plan in providing private accessible space for every unit which varied from 5 to 9sqm per flat, and that they had generally tried to enclose these as much as possible because of noise and wind at high levels they should not be open and therefore they were fully enclosed on every side except one.
- It was queried that in regard to the planning permission already granted to the Ward's Corner Community Coalition, does the Planning Department take into account when recommending other applications, planning consent given on nearby sites, but not yet executed? The Assistant Director, Planning, stated that the Council was obliged to take this into account, particularly when considering the effects of new development on those buildings.
- If planning permission was granted for a 21 storey building on this site, would planning officers accept that this would create a dramatically different precedent for future building in the area? The Head of Development Management and Enforcement did not believe that this would be the case as every planning application was considered on its own merits, and also in relation to what the Council's urban characterisation study stated and what the emerging policies coming forward were coming forward in the Area Action Plan.

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Appendix 7 Wards Corner amendment plans

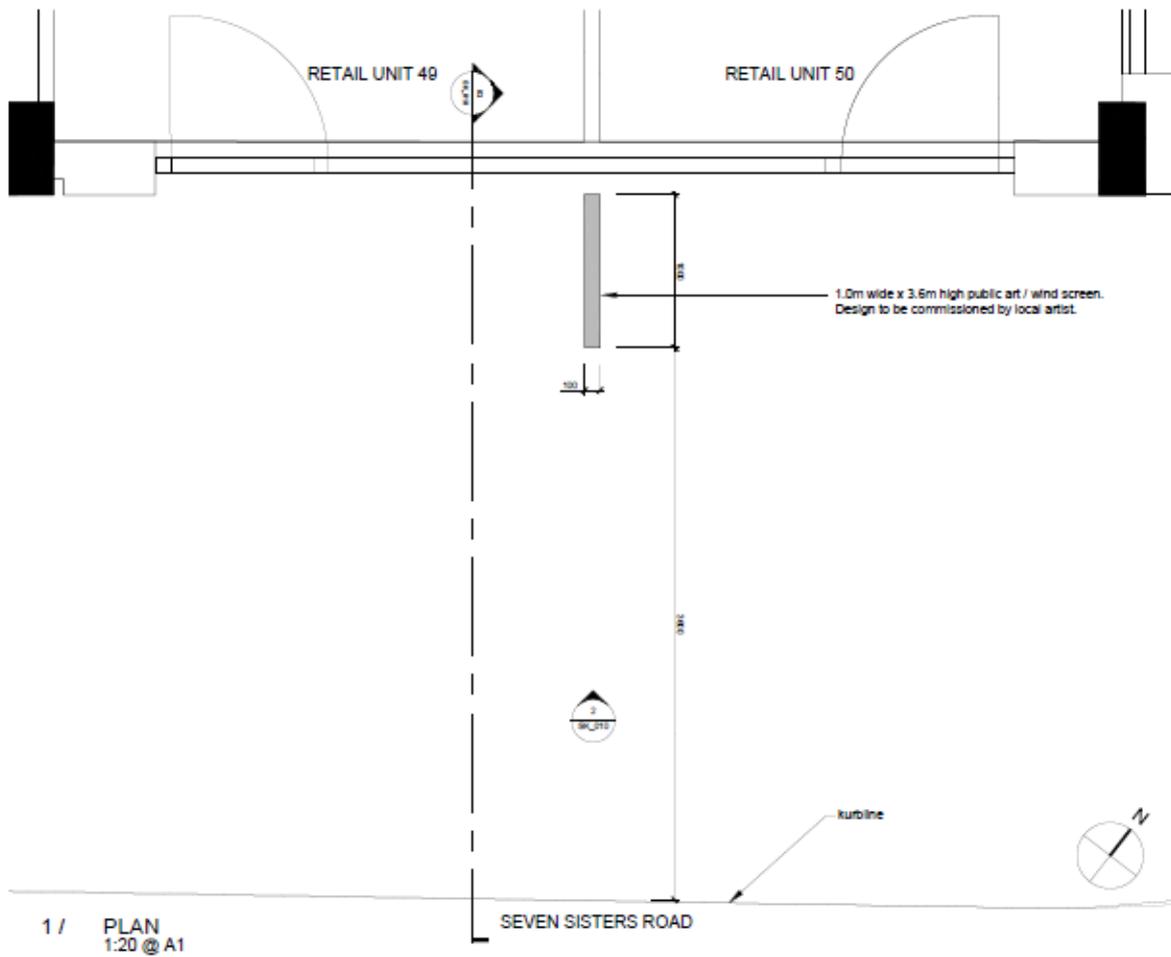
Site Location Plan



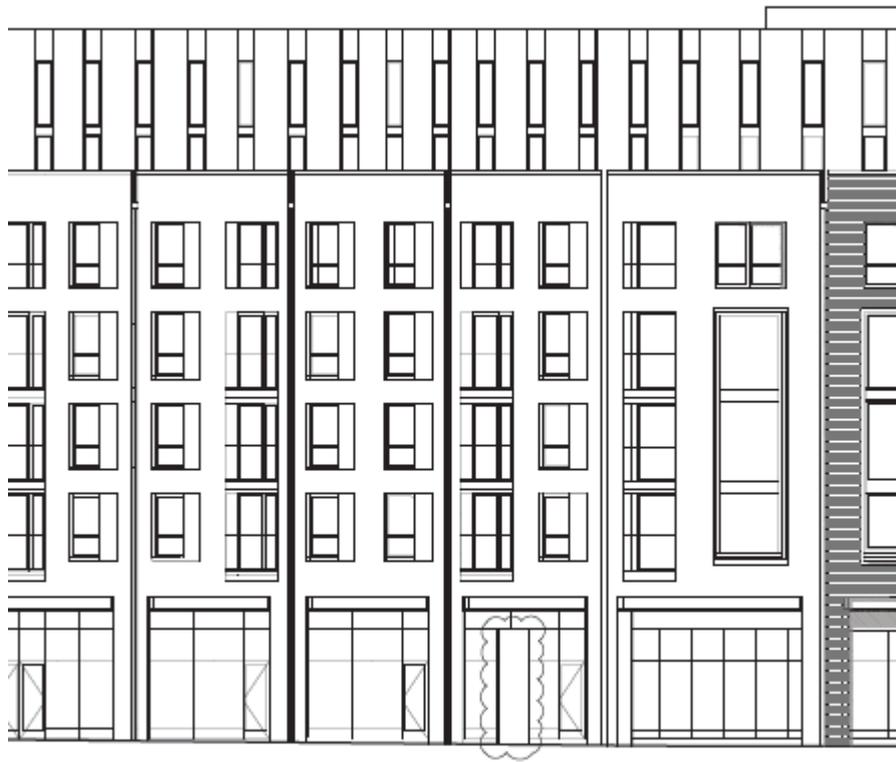
Amended floor plan



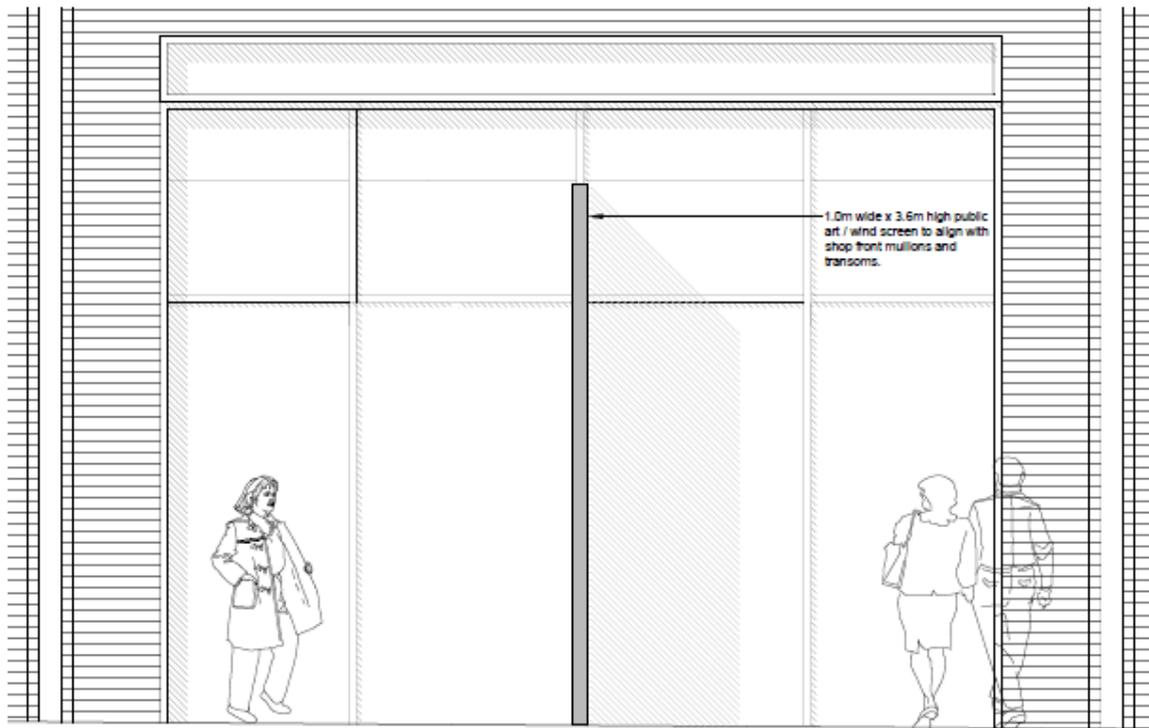
Detail of amendment

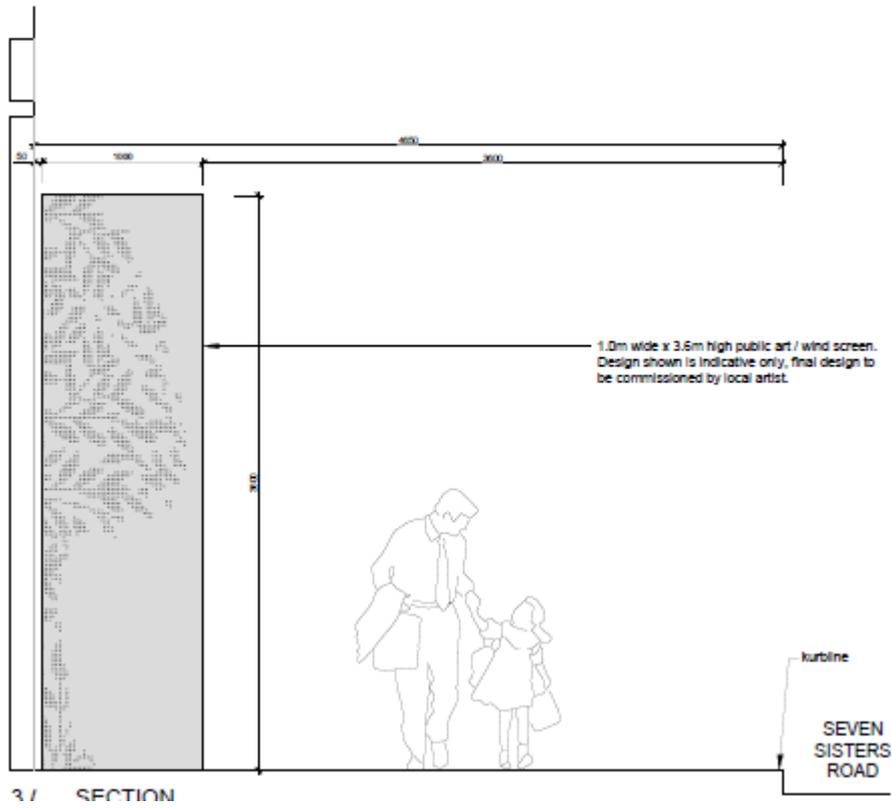


Amended elevation

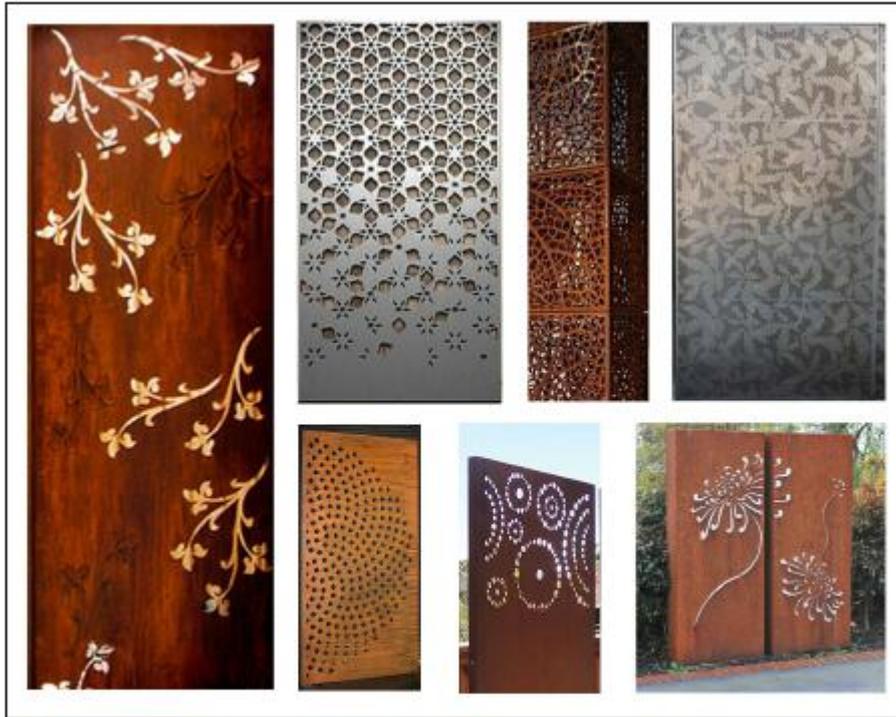


Amended elevation detail





Public art



LAZERCUT METAL PANEL - PRECEDENT IMAGES

The wind screen will be commissioned public art and is proposed to be clad in a durable and hard standing steel, suitable for the public realm, with laser cutting techniques used to convey a motif/story whilst playing with light and shadow. The current proposal is indicative only with the final design to be commissioned by a local artist. A solid panel within the construction will ensure the screen sufficiently acts as a wind mitigation mechanism to the proposed market entrance.

Report for: Planning Sub-Committee 9 May2016

Item number:

Title: Applications determined under delegated powers

Report authorised by : Emma Williamson

Lead Officer: Ahmet Altinsoy

Ward(s) affected: All

**Report for Key/
Non Key Decision:** Non-Key decision

1. Describe the issue under consideration

1.1 To advise the Planning Sub Committee of decisions on planning applications taken under delegated powers for the period of 22 February to 22 April 2016.

2. Recommendations

2.1 That the report be noted.

3. Background information

3.1 The Council's scheme of delegation specifies clearly the categories of applications that may be determined by officers. Where officers determine applications under delegated powers an officer report is completed and in accordance with best practice the report and decision notice are placed on the website. As set out in the Planning Protocol 2014 the decisions taken under delegated powers are to be reported monthly to the Planning Sub Committee. The attached schedule shows those decisions taken.

4. Local Government (Access to Information) Act 1985

4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 22/02/2016 AND 22/04/2016

BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

The planning staff and planning application case files are located at 6th Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am - 5.00pm, Monday - Friday. Case Officers will not be available without appointment.

In addition application case files are available to view print and download free of charge via the Haringey Council website:
www.haringey.gov.uk

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

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

Please see Application type codes below which have been added for your information within each Ward:

Application Type codes:

ADV	Advertisement Consent
CAC	Conservation Area Consent
CLDE	Certificate of Lawfulness (Existing)
CLUP	Certificate of Lawfulness (Proposed)
COND	Variation of Condition
EXTP	Replace an Extant Planning Permission
FUL	Full Planning Permission
FULM	Full Planning Permission (Major)
LBC	Listed Building Consent
LCD	Councils Own Development
LCDM	(Major) Councils Own Development
NON	Non-Material Amendments
OBS	Observations to Other Borough
OUT	Outline Planning Permission
OUTM	Outline Planning Permission (Major)
REN	Renewal of Time Limited Permission
RES	Approval of Details
TEL	Telecom Development under GDO
TPO	Tree Preservation Order application works

Recommendation Type codes:

GTD	Grant permission
REF	Refuse permission
NOT DEV	Permission not required - Not Development
PERM DEV	Permission not required - Permitted
PERM REQ	Development
RNO	Permission required
ROB	Raise No Objection

WARD: **Alexandra****CLUP Applications Decided: 5**

Application No: **HGY/2016/0214** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 16/03/2016
 Location: 31 Clifton Road N22 7XN
 Proposal: Certificate of lawfulness for a single storey ground floor rear extension

Application No: **HGY/2016/0271** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 11/03/2016
 Location: 38 Crescent Road N22 7RZ
 Proposal: Certificate of lawfulness for formation of loft conversion

Application No: **HGY/2016/0276** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 21/03/2016
 Location: 4 Princes Avenue N22 7SA
 Proposal: Certificate of lawfulness for demolition of existing single storey outbuilding and erection of single storey 3m rear extension

Application No: **HGY/2016/0526** Officer: Adam Flynn
 Decision: PERM DEV Decision Date: 14/04/2016
 Location: 344 Alexandra Park Road N22 7BD
 Proposal: Certificate of lawfulness for loft conversion with dormer at rear and rooflights at front.

Application No: **HGY/2016/0536** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 24/03/2016
 Location: 74 Grove Avenue N10 2AN
 Proposal: Certificate of Lawfulness for single storey rear extension and alterations.

FUL Applications Decided: 22

Application No: **HGY/2015/2247** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/04/2016
 Location: 90 Alexandra Park Road N10 2AE
 Proposal: Rear extension to existing A3 premises comprising a semi basement and upper floor

Application No: **HGY/2015/3212** Officer: Gareth Prosser
 Decision: GTD Decision Date: 26/02/2016
 Location: 10 Coniston Road N10 2BP
 Proposal: Ground floor infill extension,with Loft and basement conversions.

Application No: **HGY/2015/3686** Officer: Sarah Madondo
 Decision: GTD Decision Date: 25/02/2016
 Location: 228 Alexandra Park Road N22 7BH
 Proposal: Conversion of the existing single family dwelling into 2 self-contained maisonettes with creation of lightwell to front ..

Application No:	HGY/2016/0117	Officer:	Adam Flynn	Decision Date:	08/03/2016
Decision:	GTD				
Location:	115 Alexandra Park Road N10 2DP				
Proposal:	Change of use from A1 retail use to D1 medical use to allow the set up of a dental practice.				
Application No:	HGY/2016/0164	Officer:	David Farndon	Decision Date:	10/03/2016
Decision:	REF				
Location:	198 Victoria Road N22 7XQ				
Proposal:	Loft conversion with bathroom addition and roof terrace over part of the first floor of the rear part of the building.				
Application No:	HGY/2016/0178	Officer:	Valerie Okeiyi	Decision Date:	14/03/2016
Decision:	GTD				
Location:	63 Grosvenor Road N10 2DR				
Proposal:	Erection of single storey side extension, and removal of two chimney stacks				
Application No:	HGY/2016/0193	Officer:	Valerie Okeiyi	Decision Date:	24/03/2016
Decision:	GTD				
Location:	75 The Avenue N10 2QG				
Proposal:	Alteration of existing rear extension on existing 'footprint', including new terrace and relocation of garden access stair .				
Application No:	HGY/2016/0196	Officer:	Aaron Lau	Decision Date:	15/03/2016
Decision:	GTD				
Location:	15 Palace Court Gardens N10 2LB				
Proposal:	Erection of single storey rear extension, alterations to fence, entrance gate and ground floor layout, replacement of two windows and removal of one window to the rear elevation.				
Application No:	HGY/2016/0253	Officer:	Nanayaa Ampoma	Decision Date:	18/03/2016
Decision:	GTD				
Location:	14 Goodwyns Vale N10 2HA				
Proposal:	Erection of single storey side extension				
Application No:	HGY/2016/0288	Officer:	Aaron Lau	Decision Date:	22/03/2016
Decision:	GTD				
Location:	76 Grosvenor Road N10 2DS				
Proposal:	Formation of a gable dormer and rear dormer and the insertion of three front roof lights				
Application No:	HGY/2016/0295	Officer:	Malachy McGovern	Decision Date:	23/03/2016
Decision:	GTD				
Location:	89 Dukes Avenue N10 2QD				
Proposal:	Conversion of property into 2 self contained flats				
Application No:	HGY/2016/0407	Officer:	Adam Flynn	Decision Date:	01/04/2016
Decision:	REF				
Location:	27 Palace Gates Road N22 7BW				
Proposal:	Alteration of roof space to form loft rooms with stairs and ancillary works				

Application No:	HGY/2016/0430	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	06/04/2016
Location:	65 Albert Road N22 7AA		
Proposal:	Erection of rear and side extension to ground floor flat and brick boundary wall.		
Application No:	HGY/2016/0491	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	12/04/2016
Location:	129 Muswell Avenue N10 2EN		
Proposal:	Proposed loft conversion with rear dormer extension and roof lights to front roof slope and a single storey side extension.		
Application No:	HGY/2016/0492	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	12/04/2016
Location:	27 Barnard Hill N10 2HB		
Proposal:	Demolition of existing single storey rear extension and erection of new single storey extension.		
Application No:	HGY/2016/0535	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/04/2016
Location:	Muswell Hill Golf Club Rhodes Avenue N22 7UT		
Proposal:	Replacement of approximately 250m of concrete fencing with 3m high metal palisade fencing along the boundary of the Golf Course parallel to Alexandra Road		
Application No:	HGY/2016/0537	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	15/04/2016
Location:	74 Grove Avenue N10 2AN		
Proposal:	Reinstatement of garage door to front elevation.		
Application No:	HGY/2016/0541	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	15/04/2016
Location:	35 Donovan Avenue N10 2JU		
Proposal:	Replacement of timber windows		
Application No:	HGY/2016/0555	Officer:	Adam Flynn
Decision:	REF	Decision Date:	18/04/2016
Location:	49 The Avenue N10 2QE		
Proposal:	Formation of loft conversion incorporating side dormers and rear dormer.		
Application No:	HGY/2016/0590	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/04/2016
Location:	12 Barnard Hill N10 2HB		
Proposal:	Formation of rear dormer and insertion of 3 front rooflights		
Application No:	HGY/2016/0630	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	22/04/2016
Location:	29 Albert Road N22 7AA		
Proposal:	Erection of single storey extension to kitchen at rear of property		

Application No: **HGY/2016/0665** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 18/04/2016
 Location: First Floor Flat 61 Victoria Road N22 7XA
 Proposal: Loft conversion with rear dormer and rooftop terrace and roof lights to front roof slope.

NON Applications Decided: 1

Application No: **HGY/2016/0845** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/04/2016
 Location: 22 Donovan Avenue N10 2JX
 Proposal: Non-material amendment following a grant of planning permission HGY2015/1847 to alter approved fenestration and insert new rooflight between both dormers

PNE Applications Decided: 2

Application No: **HGY/2016/0235** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 08/03/2016
 Location: 37 Harcourt Road N22 7XW
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 3.908m, for which the maximum height would be 3.177m and for which the height of the eaves would be 3.177m

Application No: **HGY/2016/0450** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 23/03/2016
 Location: 30 Outram Road N22 7AF
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.035m, for which the maximum height would be 4m and for which the height at eaves would be 3m

RES Applications Decided: 2

Application No: **HGY/2016/0519** Officer: Samuel Uff
 Decision: GTD Decision Date: 14/04/2016
 Location: 103 Alexandra Park Road N10 2DP
 Proposal: Approval of details pursuant to condition 2 (turntable, landscaping and boundary treatment) attached to planning permission HGY/2015/0864

Application No: **HGY/2016/0747** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 24/03/2016
 Location: 95 Victoria Road N22 7XG
 Proposal: Approval of details pursuant to condition 3 (details of a 1.5m privacy screen) attached to planning permission HGY/2015/0482

Total Applications Decided for Ward: 32WARD: **Bounds Green****CLDE Applications Decided: 1**

Application No: **HGY/2016/0560** Officer: Wendy Robinson
 Decision: GTD Decision Date: 13/04/2016
 Location: 4 Queens Road N11 2QU
 Proposal: Certificate of lawfulness for existing use of dwelling at 2no. self contained flats

CLUP Applications Decided: 4

Application No:	HGY/2016/0044	Officer:	Neil Collins
Decision:	PERM DEV	Decision Date:	25/02/2016
Location:	21 Herbert Road N11 2QN		
Proposal:	Certificate of Lawfulness for hip-to-gable and rear roof extensions and extension of roof of rear projection		
Application No:	HGY/2016/0470	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	17/03/2016
Location:	24 Northcott Avenue N22 7DB		
Proposal:	Certificate of lawfulness for single storey side/rear extension		
Application No:	HGY/2016/0481	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	22/03/2016
Location:	35 Queens Road N11 2QP		
Proposal:	Certificate of lawfulness for rear roof dormer extension including loft conversion to habitable space		
Application No:	HGY/2016/1043	Officer:	Neil Collins
Decision:	PERM DEV	Decision Date:	12/04/2016
Location:	53 Queens Road N11 2QP		
Proposal:	Certificate of lawfulness for hip-to-gable and rear roof extension and installation of two roof lights in front roof slope.		
FUL	Applications Decided:	10	
Application No:	HGY/2015/3297	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	12/04/2016
Location:	Flat B 42 Palmerston Road N22 8RG		
Proposal:	Retention of White UPVC framed double glazed windows.		
Application No:	HGY/2016/0142	Officer:	Neil Collins
Decision:	GTD	Decision Date:	29/02/2016
Location:	57 Blake Road N11 2AG		
Proposal:	Erection of single storey side/rear extension following demolition of existing garage and rear extension.		
Application No:	HGY/2016/0173	Officer:	Neil Collins
Decision:	GTD	Decision Date:	16/03/2016
Location:	1 Marlborough Road N22 8NB		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2016/0265	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	11/03/2016
Location:	Recording Studio at rear of 108B Myddleton Road N22 8NQ		
Proposal:	Change of use from recording studio to residential (1 x 2 bedroom self-contained flat) and including part demolition of existing building		
Application No:	HGY/2016/0302	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	11/03/2016
Location:	91 Nightingale Road N22 8PT		
Proposal:	Erection of a single storey part rear and part side infill extension.		

Application No: **HGY/2016/0358** Officer: Neil Collins
 Decision: GTD Decision Date: 29/03/2016
 Location: 4 Dorset Road N22 7SL
 Proposal: Erection of single storey rear ground floor extension

Application No: **HGY/2016/0372** Officer: Neil Collins
 Decision: GTD Decision Date: 18/03/2016
 Location: Palace Gates Yard 31 Bridge Road N22 7SN
 Proposal: Erection of single storey extension to existing building and new installation of cladding to existing building.

Application No: **HGY/2016/0380** Officer: Wendy Robinson
 Decision: GTD Decision Date: 21/03/2016
 Location: 34 Palmerston Road N22 8RG
 Proposal: Erection of a single storey part side and part rear extension

Application No: **HGY/2016/0458** Officer: Wendy Robinson
 Decision: REF Decision Date: 08/04/2016
 Location: Rear of Embassy Court Bounds Green Road N11 2HA
 Proposal: Erection of two storey block to form 2no self contained flats.

Application No: **HGY/2016/0777** Officer: Neil Collins
 Decision: GTD Decision Date: 21/04/2016
 Location: 1 Marlborough Road N22 8NB
 Proposal: Formation of a rear dormer roof extension and installation of two roof lights to front roof slope

NON Applications Decided: 2

Application No: **HGY/2016/0812** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 08/04/2016
 Location: Bounds Green Junior and Infant School Bounds Green Road N11 2QG
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/1279 for variation to condition 5 for an Extension of Time until September 2017, based on the 3FE expansion taking a number of years to reach full occupancy

Application No: **HGY/2016/1118** Officer: Wendy Robinson
 Decision: GTD Decision Date: 19/04/2016
 Location: 111 Whittington Road N22 8YR
 Proposal: Non material amendment following a grant of planning permission HGY/2015/0578 to replace glass roof link with full width built form, insertion of roof light to existing flat roof and change of proposed material finish to brick throughout

PNE Applications Decided: 3

Application No: **HGY/2016/0174** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 02/03/2016
 Location: 69 Trinity Road N22 8XX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 7.87m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3.15m

Application No: **HGY/2016/0513** Officer: Wendy Robinson
 Decision: PN REFUSED Decision Date: 17/03/2016
 Location: 26 Richmond Road N11 2QR
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0653** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 14/04/2016
 Location: 69 Trinity Road N22 8XX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 7.87m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.99m

RES Applications Decided: 6

Application No: **HGY/2015/3684** Officer: Eoin Concannon
 Decision: REF Decision Date: 23/03/2016
 Location: 114 Myddleton Road N22 8NQ
 Proposal: Variation of Condition 2 (in accordance with approved plans) following a grant of planning permission HGY/2015/1467 to amend with revised drawing

Application No: **HGY/2016/0293** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/03/2016
 Location: 37B Palmerston Road N22 8QH
 Proposal: Approval of details pursuant to Condition 3 (external materials), attached to planning permission HGY/2014/0927.

Application No: **HGY/2016/0294** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/03/2016
 Location: 37B Palmerston Road N22 8QH
 Proposal: Approval of details pursuant to Condition 4 (hard and soft landscaping), attached to planning permission HGY/2014/0927.

Application No: **HGY/2016/0299** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/03/2016
 Location: 37B Palmerston Road N22 8QH
 Proposal: Approval of details pursuant to Condition 2 (refuse storage and collection), attached to planning permission HGY/2014/0927.

Application No: **HGY/2016/0527** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 14/03/2016
 Location: Bounds Green Junior and Infant School Bounds Green Road N11 2QG
 Proposal: Approval of details pursuant to condition 7 (risk assessment report) 9attached to planning permission HGY/2015/1279

Application No: **HGY/2016/0608** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 08/04/2016
 Location: Bounds Green Junior and Infant School Bounds Green Road N11 2QG
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2015/1279

TPO Applications Decided: 1

Application No: **HGY/2016/0348** Officer: Wendy Robinson
 Decision: GTD Decision Date: 07/03/2016
 Location: 2 Clarence Court Clarence Road N22 8PH
 Proposal: Tree works to include crown reduction by 2m to six lime trees.

Total Applications Decided for Ward: 27

WARD: Bruce Grove

CLDE Applications Decided: 4

Application No: **HGY/2016/0036** Officer: Anthony Traub
 Decision: GTD Decision Date: 29/02/2016
 Location: 230 Mount Pleasant Road N17 6JQ
 Proposal: Certificate of Lawfulness for use of property as four self-contained flats.

Application No: **HGY/2016/0343** Officer: Anthony Traub
 Decision: GTD Decision Date: 16/03/2016
 Location: 4 Forster Road N17 6QD
 Proposal: Certificate of Lawfulness for use as four self-contained flats

Application No: **HGY/2016/0426** Officer: Samuel Uff
 Decision: REF Decision Date: 05/04/2016
 Location: 178 Philip Lane N15 4JW
 Proposal: Certificate of Lawfulness for use of rear structure/area as residential

Application No: **HGY/2016/0854** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 22/04/2016
 Location: 139 Greyhound Road N17 6XR
 Proposal: Certificate of Lawfulness for existing HMO (House in Multiple Occupation)

CLUP Applications Decided: 6

Application No: **HGY/2016/0116** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 08/03/2016
 Location: 20 Lismore Road N17 6LE
 Proposal: Certificate of Lawfulness for erection of ground floor extension and rear dormer extension.

Application No: **HGY/2016/0119** Officer: David Farndon
 Decision: PERM DEV Decision Date: 08/03/2016
 Location: 27 Arnold Road N15 4JF
 Proposal: Certificate of Lawfulness for a loft conversion with rear dormer, 2 x rooflights to front roof slope.

Application No: **HGY/2016/0138** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 09/03/2016
 Location: 52 Clonmell Road N17 6JX
 Proposal: Certificate of lawfulness for dormer loft conversion with rooflights to front roofslope

Application No: **HGY/2016/0139** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 09/03/2016
 Location: 50 Ranelagh Road N17 6XU
 Proposal: Certificate of lawfulness for rear dormer extension with rooflights to front roofslope

Application No: **HGY/2016/0434** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 06/04/2016
 Location: 99A Arnold Road N15 4JQ
 Proposal: Certificate of Lawfulness for change of use of existing building from B1 (offices) to C3 (dwelling house)

Application No: **HGY/2016/0446** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 16/03/2016
 Location: 9 Higham Road N17 6NF
 Proposal: Certificate of Lawfulness for construction of timber roof dormer to rear

COND Applications Decided: 1

Application No: **HGY/2016/0248** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/03/2016
 Location: 545 High Road N17 6SB
 Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2015/1897 for amendment to mansard roof finishes

FUL Applications Decided: 13

Application No: **HGY/2015/3815** Officer: Samuel Uff
 Decision: GTD Decision Date: 22/04/2016
 Location: 467 High Road N17 6QA
 Proposal: Extension to first floor of Supermarket to be used as bakery

Application No: **HGY/2016/0042** Officer: David Farndon
 Decision: REF Decision Date: 01/03/2016
 Location: 152 Philip Lane N15 4JN
 Proposal: Erection of single rear and side extension to the ground floor flat.

Application No: **HGY/2016/0098** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 07/03/2016
 Location: First Floor Flat 86 The Avenue N17 6TD
 Proposal: Hip to gable, dormer and outrigger extension, creating two new bedrooms, study and shower room with roof lights to front roof slope.

Application No: **HGY/2016/0188** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/03/2016
 Location: 98 The Avenue N17 6TG
 Proposal: Erection of single storey rear extension with sliding folding doors and rooflights, and formation of a rear dormer extension with rooflights to front roofslope.

Application No:	HGY/2016/0209	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	15/03/2016
Location:	85 Clonmell Road N17 6JT		
Proposal:	Ground floor single storey rear infill extension with monopitch roof and roof window.		
Application No:	HGY/2016/0228	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	15/03/2016
Location:	18 St Margarets Road N17 6TY		
Proposal:	Erection of ground floor rear extension		
Application No:	HGY/2016/0279	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	22/03/2016
Location:	268 Philip Lane N15 4AD		
Proposal:	Erection of a rear roof dormer.		
Application No:	HGY/2016/0298	Officer:	Samuel Uff
Decision:	REF	Decision Date:	06/04/2016
Location:	84 Bruce Grove N17 6UZ		
Proposal:	Conversion of roof to make storage facilities.		
Application No:	HGY/2016/0308	Officer:	Samuel Uff
Decision:	REF	Decision Date:	24/03/2016
Location:	110-112 Philip Lane N15 4JL		
Proposal:	Erection of ground and first floor rear extension and conversion into 2 x one bed and 3 x two bed flats.		
Application No:	HGY/2016/0334	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/03/2016
Location:	109 St Loys Road N17 6UE		
Proposal:	Conversion of property from 6no studio flats to 2no 1 person self-contained flats		
Application No:	HGY/2016/0419	Officer:	Samuel Uff
Decision:	REF	Decision Date:	04/04/2016
Location:	65 Broadwater Road N17 6EP		
Proposal:	Conversion of property to two self contained flats including erection of single storey rear extension.		
Application No:	HGY/2016/0422	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	05/04/2016
Location:	13 Eve Road N17 6YD		
Proposal:	Erection of single storey rear extension & single storey infill extension.		
Application No:	HGY/2016/0440	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	07/04/2016
Location:	34 Napier Road N17 6YE		
Proposal:	Change of use of ground floor from A1 (retail) to a C3 (residential) and construction of two-storey rear extension to provide two additional self-contained flats,		

Application No: **HGY/2016/0375** Officer: Samuel Uff
 Decision: GTD Decision Date: 31/03/2016
 Location: Flat B 15-16 Elm Court Bruce Grove N17 6UU
 Proposal: Listed Building Consent for removal of interior plaster board and construction of plaster board wall to create two bedrooms

NON Applications Decided: 1

Application No: **HGY/2016/0735** Officer: Samuel Uff
 Decision: GTD Decision Date: 08/04/2016
 Location: 483 High Road N17 6QA
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/3602 to alter internal layouts of first and second floors, increasing the proposed bedrooms from 2 to 3 bedrooms

PNE Applications Decided: 2

Application No: **HGY/2016/0341** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 16/03/2016
 Location: 20 Lismore Road N17 6LE
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.68m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0370** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 21/03/2016
 Location: 136 Clonmell Road N17 6JU
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 1

Application No: **HGY/2015/2173** Officer: Anthony Traub
 Decision: GTD Decision Date: 22/04/2016
 Location: 208 Philip Lane N15 4HH
 Proposal: Approval of details pursuant to Condition 6 (enclosures and screened facilities for storage of recycling and wheeled refuse bins / refuse storage) attached to planning permission HGY/2014/0756

Total Applications Decided for Ward: 29WARD: **Crouch End****ADV Applications Decided: 2**

Application No: **HGY/2015/3197** Officer: Malachy McGovern
 Decision: REF Decision Date: 15/03/2016
 Location: 157 Tottenham Lane N8 9BT
 Proposal: Display of 1 x internally-illuminated LED screen sign with pressed metal / GRP framing

Application No: **HGY/2016/0275** Officer: Sarah Madondo
 Decision: REF Decision Date: 21/03/2016
 Location: 2 Topsfield Parade Tottenham Lane N8 8PR
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated hanging sign

CLUP Applications Decided: 4

Application No: **HGY/2016/0064** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 02/03/2016
 Location: 10 Haslemere Road N8 9QX
 Proposal: Certificate of Lawfulness for the erection of single storey timber clad garden room to be used as a hobby room.

Application No: **HGY/2016/0158** Officer: Adam Flynn
 Decision: PERM DEV Decision Date: 10/03/2016
 Location: 6 Montenotte Road N8 8RL
 Proposal: Certificate of Lawfulness for insertion of three roof windows (velux type) into the pitched roof at the front and side elevation of an existing loft dormer extension

Application No: **HGY/2016/0409** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 16/03/2016
 Location: 12 Clifton Road N8 8HY
 Proposal: Certificate of Lawfulness for construction of garden studio to rear of property

Application No: **HGY/2016/0487** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 16/03/2016
 Location: 30 Dickenson Road N8 9ET
 Proposal: Certificate of Lawfulness for a rear dormer, three rooflights to the front roofslope and a 3m deep rear extension

COND Applications Decided: 2

Application No: **HGY/2016/0073** Officer: Valerie Okeyi
 Decision: GTD Decision Date: 02/03/2016
 Location: Jameson Lodge 58 Shepherds Hill N6 5RW
 Proposal: Variation of Condition 2 (plans and specification) following grant of planning permission HGY/2011/2016 to adjust water tank housing forward to increase length of previously approved 3rd floor terrace.

Application No: **HGY/2016/0240** Officer: Aaron Lau
 Decision: GTD Decision Date: 16/03/2016
 Location: 62-70 Coolhurst Road N8 8EU
 Proposal: Removal of Condition 2 (completed with a period of 3 years) following a grant of planning permission HGY/2015/0610

FUL Applications Decided: 20

Application No: **HGY/2015/3213** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 01/04/2016
 Location: Land adjacent to 1 Crouch Hall Road N8 8HT
 Proposal: Demolition of dilapidated single garage structure and erection of small timber clad office/workspace/studio.

Application No: **HGY/2015/3268** Officer: Malachy McGovern
 Decision: REF Decision Date: 16/03/2016
 Location: 43 Priory Gardens N6 5QU
 Proposal: Formation of loft extension

Application No:	HGY/2016/0047	Officer:	Adam Flynn	Decision Date:	01/03/2016
Decision:	GTD				
Location:	11 Tivoli Road N8 8RE				
Proposal:	Erection of ground floor single storey infill and rear extension.				
Application No:	HGY/2016/0161	Officer:	Adam Flynn	Decision Date:	10/03/2016
Decision:	GTD				
Location:	58 Weston Park N8 9TD				
Proposal:	Single-storey rear extension to ground floor flat, refurbishment of property to include replacement windows, and increased width of rear facing dormer window.				
Application No:	HGY/2016/0168	Officer:	Valerie Okeiyi	Decision Date:	10/03/2016
Decision:	GTD				
Location:	Jameson Lodge 58 Shepherds Hill N6 5RW				
Proposal:	Installation of electricity enclosure				
Application No:	HGY/2016/0200	Officer:	Anthony Traub	Decision Date:	29/02/2016
Decision:	GTD				
Location:	Ground Floor Flat 1 Coolhurst Road N8 8EP				
Proposal:	Replacement of sash wood windows with new like-for-like double-glazed windows.				
Application No:	HGY/2016/0247	Officer:	David Farndon	Decision Date:	17/03/2016
Decision:	GTD				
Location:	15 Wolseley Road N8 8RR				
Proposal:	Part demolition of non-original brick wall to road and excavation of part of front garden to provide one off-street parking bay with hard standing. Re-arrangement of front garden and access to the property, erection of new retaining wall to match the original brick walls in the conservation area, including entrance piers. Addition of two windows to basement floor of property in the front elevation to match the original features of windows in the bay above. New stock brick facing to exposed basement elevation				
Application No:	HGY/2016/0254	Officer:	Sarah Madondo	Decision Date:	18/03/2016
Decision:	GTD				
Location:	18 Bryanstone Road N8 8TN				
Proposal:	Formation of loft conversion including rear dormer and front roof windows.				
Application No:	HGY/2016/0281	Officer:	Malachy McGovern	Decision Date:	22/03/2016
Decision:	GTD				
Location:	28 Stanhope Road N6 5NG				
Proposal:	Erection of small single storey rear extension to provide new study room.				
Application No:	HGY/2016/0290	Officer:	Sarah Madondo	Decision Date:	23/03/2016
Decision:	GTD				
Location:	7 Priory Gardens N6 5QY				
Proposal:	Demolition of existing conservatory and erection of full width rear extension with associated landscaping.				

Application No:	HGY/2016/0345	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	29/03/2016
Location:	2 Shanklin Road N8 8TJ		
Proposal:	Erection of rear dormer with roof lights to front roof to form rooms within roof.		
Application No:	HGY/2016/0368	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	30/03/2016
Location:	8A Coolhurst Road N8 8EL		
Proposal:	Demolition of external porch, and extending kitchen and new porch.		
Application No:	HGY/2016/0376	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	30/03/2016
Location:	Flat 4 13 Elder Avenue N8 9TE		
Proposal:	Replacement of single glazed doors with a set of 3 leaf white timber double glazed folding doors.		
Application No:	HGY/2016/0410	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	04/04/2016
Location:	14 Elm Grove N8 9AJ		
Proposal:	Erection of single storey side return infill extension with a glazed section of roof over.		
Application No:	HGY/2016/0488	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	04/04/2016
Location:	30 Dickenson Road N8 9ET		
Proposal:	Erection of rear extension in addition to Prior Notification application		
Application No:	HGY/2016/0511	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/04/2016
Location:	30 Avenue Road N6 5DW		
Proposal:	Erection of single storey garden room		
Application No:	HGY/2016/0525	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	14/04/2016
Location:	54 Shepherds Hill N6 5RR		
Proposal:	Erection of rear extension, enlargement of front window, new front staircase location, new doors location at the front, new side window and new front and side boundary wall and exterior thermal rendering on the outside of the building with finish to match existing.		
Application No:	HGY/2016/0530	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	15/04/2016
Location:	36 Clifton Road N8 8JA		
Proposal:	Refurbishment of the existing small cellar, construction of a single-storey rear extension, including internal alterations Construction of a staircase to a proposed loft, and a loft conversion with side & rear dormers.		
Application No:	HGY/2016/0580	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/04/2016
Location:	34 Clifton Road N8 8JA		
Proposal:	Formation of rear dormer and insertion of front rooflights		

Application No: **HGY/2016/0592** Officer: Aaron Lau
 Decision: GTD Decision Date: 21/04/2016
 Location: 33 Claremont Road N6 5DA
 Proposal: Formation of rear dormer roof extension and insertion of 3 conservation roof lights to front elevation. Replacement sash windows to match the original style.

NON Applications Decided: 5

Application No: **HGY/2015/3269** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 02/03/2016
 Location: Garton House 119 Hornsey Lane N6 5XB
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/2892 to include the replacement of the glass blocks in the elevations with obscure glazing

Application No: **HGY/2016/0203** Officer: Aaron Lau
 Decision: GTD Decision Date: 23/03/2016
 Location: 68-70 Coolhurst Road N8 8EU
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/0610 for replacement of existing windows to match existing window style.

Application No: **HGY/2016/0575** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 11/03/2016
 Location: 48 Wolseley Road N8 8RP
 Proposal: Non-material amendment following a grant of planning permission HGY/2012/2360 to allow for reduction of footprint so the proposed rear elevation is not stepped, bringing it in from 3500mm to 2500mm, alterations to approved fenestration and rendering the elevation

Application No: **HGY/2016/0820** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 08/04/2016
 Location: Site to rear of 38 The Broadway N8 9SU
 Proposal: Non-material amendment for variation of condition 6 to exclude the parking provision and provision of a temporary storage shed following a grant of planning permission HGY/2015/0561 construction of single storey temporary cafe / restaurant on a vacant site accessed from The Broadway via Rose Place, formed from four recycled shipping containers, including parking for two cars, bicycle storage and refuse and recycling storage

Application No: **HGY/2016/0969** Officer: Aaron Lau
 Decision: GTD Decision Date: 21/04/2016
 Location: 24 Edison Road N8 8AE
 Proposal: Non material amendment following a grant of planning permission HGY/2015/3483 to change height of the central window at first floor and addition of metal railings, revised position of rooflights.

PNE Applications Decided: 1

Application No: **HGY/2016/0452** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 22/03/2016
 Location: 30 Dickenson Road N8 9ET
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height at eaves would be 2.55m

RES Applications Decided: 2

Application No: **HGY/2015/3786** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 15/04/2016
 Location: 62 Wolseley Road N8 8RP
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2013/0460

Application No: **HGY/2016/0088** Officer: Sarah Madondo
 Decision: GTD Decision Date: 04/03/2016
 Location: 56 Cecile Park N8 9AU
 Proposal: Approval of details pursuant to Condition 3 (external materials) attached to planning permission HGY/2015/1317.

TPO Applications Decided: 5

Application No: **HGY/2015/2482** Officer: Gareth Prosser
 Decision: REF Decision Date: 02/03/2016
 Location: 106 Crouch Hill N8 9DY
 Proposal: Tree works to include removal of 1x Lime tree

Application No: **HGY/2016/0362** Officer: Adam Flynn
 Decision: GTD Decision Date: 30/03/2016
 Location: Panorama Court 56 Shepherds Hill N6 5RP
 Proposal: Tree works to include various works to various trees

Application No: **HGY/2016/0502** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/04/2016
 Location: 17 Coolhurst Road N8 8EP
 Proposal: Tree works to include raising of canopy by 2m over road and drive, selective thinning of crown by 10% to 1 x Yew tree (T1), and lifting over pavement by 2m to 1 x Yew tree (T2)

Application No: **HGY/2016/0574** Officer: Adam Flynn
 Decision: GTD Decision Date: 20/04/2016
 Location: 20 Haringey Park N8 9HY
 Proposal: Tree works to include various works to various trees

Application No: **HGY/2016/0588** Officer: Adam Flynn
 Decision: GTD Decision Date: 21/04/2016
 Location: Thornhill Court Crescent Road N8 8AY
 Proposal: Tree works to include pruning back from building to create 2m clearance of 1 x Yew tree

Total Applications Decided for Ward: 41WARD: **Fortis Green****ADV Applications Decided: 1**

Application No: **HGY/2016/0111** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/03/2016
 Location: Aquarius Archery Club Fortis Green Reservoir Southern Road N2 9LN
 Proposal: Display of 2 x non- illuminated fascia signs.

CLUP Applications Decided: 6

Application No: **HGY/2016/0075** Officer: Aaron Lau
 Decision: PERM REQ Decision Date: 03/03/2016
 Location: 21 Dukes Avenue N10 2PS
 Proposal: Certificate of Lawfulness for creation of a vehicle crossover with new garden wall incorporating a refuse / recycling bin location and linear planting.

Application No: **HGY/2016/0194** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 09/03/2016
 Location: 64 Creighton Avenue N10 1NT
 Proposal: Certificate of lawfulness for hip to gable loft conversion with rear dormer, side landing window and new side obscure window, and erection of rear 3m extension

Application No: **HGY/2016/0266** Officer: Adam Flynn
 Decision: PERM DEV Decision Date: 21/03/2016
 Location: 3 Ringwood Avenue N2 9NT
 Proposal: Certificate of lawfulness for erection of a single storey rear extension

Application No: **HGY/2016/0436** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 23/02/2016
 Location: 26 Fordington Road N6 4TJ
 Proposal: Certificate of Lawfulness for replacement of two existing garden sheds wit new garden studio building

Application No: **HGY/2016/0545** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 15/04/2016
 Location: 12 Greenfield Drive N2 9AF
 Proposal: Certificate of lawfulness for removal of Dutch hip and replacement with gable to allow a window to be provided

Application No: **HGY/2016/0995** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 07/04/2016
 Location: 8 Lynmouth Road N2 9LS
 Proposal: Certificate of lawfulness for a loft conversion / dormer window to semi-detached single family dwelling

FLEX Applications Decided: 1

Application No: **HGY/2016/0952** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 15/04/2016
 Location: 162 Fortis Green Road N10 3DU
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from (09/04/2016): Existing Use Class A1 - (Retail) Proposed Use Class A1/A3 (Retail & Restaurants and cafes)

FUL Applications Decided: 34

Application No: **HGY/2014/1449** Officer: Valerie Okeiyi
 Decision: NPW Decision Date: 13/04/2016
 Location: 4 Cheapside Fortis Green N2 9HP
 Proposal: Installation of extractor fan in kitchen

Application No:	HGY/2015/2741	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	25/02/2016
Location:	1 Sussex Gate Sussex Gardens N6 4LS		
Proposal:	Addition of glazed entrance porch and front extension with new sliding doors, together with rendering the front elevation.		
Application No:	HGY/2015/3613	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/03/2016
Location:	9 Eastwood Road N10 1NL		
Proposal:	Conversion of loft and erection of rear dormer extension with front roof lights.		
Application No:	HGY/2015/3648	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	22/03/2016
Location:	10 Burlington Road N10 1NJ		
Proposal:	Formation of rear dormer loft extension.		
Application No:	HGY/2015/3662	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	16/03/2016
Location:	12 Burlington Road N10 1NJ		
Proposal:	Formation of loft extension including rear dormer and front rooflight.		
Application No:	HGY/2015/3771	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	29/02/2016
Location:	2 Springcroft Avenue N2 9JE		
Proposal:	Erection of rear ground floor glazed infill extension over courtyard and first floor extension over existing kitchen.		
Application No:	HGY/2015/3812	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	24/03/2016
Location:	18 Southern Road N2 9LE		
Proposal:	Demolition of garage and ground floor wc to create rear extension to ground and first floor, and insertion of rear facing dormer in main roof.		
Application No:	HGY/2015/3852	Officer:	Adam Flynn
Decision:	REF	Decision Date:	20/04/2016
Location:	23 Aylmer Road N2 0BS		
Proposal:	Erection of two storey side and part two storey rear extensions and formation of front and rear dormers and basement.		
Application No:	HGY/2016/0061	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	01/03/2016
Location:	5 Twyford Avenue N2 9NU		
Proposal:	Demolition of existing first floor sun lounge and erection on new first floor extension with same footprint.		
Application No:	HGY/2016/0062	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	01/03/2016
Location:	32 Ringwood Avenue N2 9NS		
Proposal:	Provision of a part hip and gable roof extension and rear dormer with rooflight windows to front elevation, removal of side dormer and front flat roof with new matching hipped roof.		

Application No:	HGY/2016/0078	Officer:	Aaron Lau	Decision Date:	03/03/2016
Decision:	GTD				
Location:	23 Woodside Avenue N6 4SP				
Proposal:	Change the use of property from a childrens Nursery (D1) and self-contained flat into to a single private residential home.				
Application No:	HGY/2016/0104	Officer:	Adam Flynn	Decision Date:	07/03/2016
Decision:	GTD				
Location:	24 Coppetts Road N10 1JY				
Proposal:	Conversion of dwelling into two units; 1 x Ground Floor Flat and 1 x First Floor maisonette including loft conversion. Formation of roof extension for loft conversion including side dormer and rear balcony dormer and roof light to front elevations.				
Application No:	HGY/2016/0118	Officer:	Valerie Okeiyi	Decision Date:	08/03/2016
Decision:	GTD				
Location:	12 Colney Hatch Lane N10 1DU				
Proposal:	Retrospective application for a play structure in rear garden .				
Application No:	HGY/2016/0141	Officer:	Sarah Madondo	Decision Date:	09/03/2016
Decision:	GTD				
Location:	79 Fortis Green N2 9HU				
Proposal:	Part demolition of existing rear single storey extension. 4.5sqm single storey rear extension in white render to match existing, and aluminium sliding doors and glazing				
Application No:	HGY/2016/0156	Officer:	Valerie Okeiyi	Decision Date:	10/03/2016
Decision:	GTD				
Location:	86 Twyford Avenue N2 9NN				
Proposal:	Loft extension to existing loft with rear dormer. Glazed with full height aluminium framed glazing and glass balustrade.				
Application No:	HGY/2016/0267	Officer:	Nanayaa Ampoma	Decision Date:	21/03/2016
Decision:	GTD				
Location:	95 Coppetts Road N10 1JH				
Proposal:	Creation of vehicle crossover and off-street parking.				
Application No:	HGY/2016/0273	Officer:	Sarah Madondo	Decision Date:	21/03/2016
Decision:	REF				
Location:	50 Creighton Avenue N10 1NT				
Proposal:	Erection of orangery to the rear of the property				
Application No:	HGY/2016/0318	Officer:	Valerie Okeiyi	Decision Date:	24/03/2016
Decision:	GTD				
Location:	Beechwood Close Western Road N2 9JA				
Proposal:	Replacement of existing single-glazed steel windows with double-glazed white powder coated aluminium windows				
Application No:	HGY/2016/0326	Officer:	Nanayaa Ampoma	Decision Date:	24/03/2016
Decision:	REF				
Location:	3 Fortismere Avenue N10 3BN				
Proposal:	Proposed loft conversion with rear dormer.				

Application No:	HGY/2016/0332	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	24/03/2016
Location:	83 Steeds Road N10 1JB		
Proposal:	Raising of roof ridge by 360mm to match neighbour, and formation of rear dormer loft conversion.		
Application No:	HGY/2016/0337	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/04/2016
Location:	18 Creighton Avenue N10 1NU		
Proposal:	Demolition and replacement of existing garage with a single storey ground floor side extension. Erection of first floor addition over existing kitchen. Alterations to front garden landscaping.		
Application No:	HGY/2016/0344	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	29/03/2016
Location:	11 Western Road N2 9JB		
Proposal:	Erection of single storey side extension.		
Application No:	HGY/2016/0352	Officer:	Adam Flynn
Decision:	REF	Decision Date:	29/03/2016
Location:	90 Fortis Green N2 9EY		
Proposal:	Retention of ventilation flue on workshop building		
Application No:	HGY/2016/0382	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	31/03/2016
Location:	6 Collingwood Avenue N10 3ED		
Proposal:	Alterations at roof level, two conservation roof lights to the front and a dormer to the rear.		
Application No:	HGY/2016/0414	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	04/04/2016
Location:	64 Creighton Avenue N10 1NT		
Proposal:	Infill rear extension and first floor side and rear extension.		
Application No:	HGY/2016/0431	Officer:	David Farndon
Decision:	REF	Decision Date:	06/04/2016
Location:	Vacant Garage Site adj to 1 Elms Avenue and to the rear of 25 Dukes Avenue N10 2PS		
Proposal:	Demolition of existing garages and construction of 2-storey house with basement.		
Application No:	HGY/2016/0435	Officer:	Adam Flynn
Decision:	REF	Decision Date:	06/04/2016
Location:	13 Ringwood Avenue N2 9NT		
Proposal:	Demolition of the existing side and rear dormers. Roof extension consisting of two hip-to-gables and a rear dormer together with roof lights to the front roof.		
Application No:	HGY/2016/0443	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	07/04/2016
Location:	33 Fordington Road N6 4TD		
Proposal:	Alterations to existing rear terrace to add steps from dining room.		

Application No: **HGY/2016/0460** Officer: Adam Flynn
 Decision: GTD Decision Date: 08/04/2016
 Location: 90 Fortis Green N2 9EY
 Proposal: Erection of prefabricated vehicle storage building

Application No: **HGY/2016/0496** Officer: Adam Flynn
 Decision: GTD Decision Date: 12/04/2016
 Location: 12 Eastwood Road N10 1NL
 Proposal: Erection of single storey rear side infill extension.

Application No: **HGY/2016/0500** Officer: Sarah Madondo
 Decision: GTD Decision Date: 12/04/2016
 Location: 75 Hill Road N10 1JE
 Proposal: Erection of single storey rear extension and front porch.

Application No: **HGY/2016/0538** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 24/03/2016
 Location: 55 Tetherdown N10 1NH
 Proposal: Erection of single storey rear extension

Application No: **HGY/2016/0553** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/04/2016
 Location: 462 Muswell Hill Broadway N10 1BS
 Proposal: Additional extension to existing extension up to the rear boundary.

Application No: **HGY/2016/0867** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/04/2016
 Location: 38 Fortismere Avenue N10 3BL
 Proposal: Inclusion of a low profile flat glazed rooflight to the approved dormer under planning reference HGY/2015/2437 to facilitate a loft conversion

PNC Applications Decided: 1

Application No: **HGY/2016/0020** Officer: Tobias Finlayson
 Decision: PN GRANT Decision Date: 25/02/2016
 Location: 43A Colney Hatch Lane N10 1LJ
 Proposal: Prior approval for change of use from A1/A2 (retail) to C3 (dwelling house)

PNE Applications Decided: 3

Application No: **HGY/2016/0135** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 29/02/2016
 Location: 83 Steeds Road N10 1JB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.75m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0233** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 07/03/2016
 Location: 115 Barrenger Road N10 1HU
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0609** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 04/04/2016
 Location: 144 Osier Crescent N10 1RF
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.945m and for which the height of the eaves would be 2.956m

RES Applications Decided: 8

Application No: **HGY/2015/3190** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 22/04/2016
 Location: 7A Tetherdown N10 1ND
 Proposal: Approval of details pursuant to Conditions 4 (details of the extractor including air purification system) attached to planning permission HGY/2014/0495.

Application No: **HGY/2015/3191** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 22/04/2016
 Location: 7A Tetherdown N10 1ND
 Proposal: Approval of details pursuant to Conditions 5 (detailed scheme for sound insulation between restaurant and adjoining property) attached to planning permission HGY/2014/0495

Application No: **HGY/2015/3311** Officer: Matthew Gunning
 Decision: GTD Decision Date: 08/03/2016
 Location: Thames Water Land off Woodside Avenue N10 3JA
 Proposal: Approval of details pursuant to condition 5 (updated Ecological Management Plan) attached to planning permission HGY/2015/0507

Application No: **HGY/2015/3747** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/02/2016
 Location: (Land to Rear of 2-16 Lauradale Road) 85 Woodside Avenue N10 3HF
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2015/0859

Application No: **HGY/2015/3748** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/02/2016
 Location: (Land to Rear of 2-16 Lauradale Road) 85 Woodside Avenue N10 3HF
 Proposal: Approval of details pursuant to condition 4 (hard and soft landscaping) attached to planning permission HGY/2015/0859

Application No: **HGY/2015/3751** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/02/2016
 Location: (Land to Rear of 2-16 Lauradale Road) 85 Woodside Avenue N10 3HF
 Proposal: Approval of details pursuant to condition 7 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2015/0859

Application No: **HGY/2015/3753** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/03/2016
 Location: (Land to Rear of 2-16 Lauradale Road) 85 Woodside Avenue N10 3HF
 Proposal: Approval of details pursuant to condition 9 (Risk assessment) attached to planning permission HGY/2015/0859

Application No: **HGY/2015/3754** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/03/2016
 Location: (Land to Rear of 2-16 Lauradale Road) 85 Woodside Avenue N10 3HF
 Proposal: Approval of details pursuant to condition 11 (details of all levels) attached to planning permission HGY/2015/0859

TPO Applications Decided: 3

Application No: **HGY/2015/3407** Officer: Gareth Prosser
 Decision: GTD Decision Date: 08/03/2016
 Location: Lynton Garage Fortis Green N2 9EY
 Proposal: Tree works to include lifting to 3m and 20% reduction of 1x Beech Tree

Application No: **HGY/2016/0478** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 11/04/2016
 Location: 67 Grand Avenue N10 3BS
 Proposal: Tree works to include removal of cross growth and water shoots of 1 x Plum tree and reduction of height by 2m of 1 x Pear tree.

Application No: **HGY/2016/0532** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/04/2016
 Location: 21 Western Road N2 9JB
 Proposal: Tree works to include crown reduction by 30%, and deadwood of 1 x Horse Chestnut Tree.

Total Applications Decided for Ward: 57WARD: **Harringay****CLDE Applications Decided: 6**

Application No: **HGY/2016/0028** Officer: Anthony Traub
 Decision: GTD Decision Date: 29/02/2016
 Location: 25 Pemberton Road N4 1AX
 Proposal: Certificate of Lawfulness for use of property as three self contained flats

Application No: **HGY/2016/0518** Officer: Wendy Robinson
 Decision: GTD Decision Date: 06/04/2016
 Location: 82 Wightman Road N4 1RN
 Proposal: Certificate of Lawfulness for use of property as two separate residential flats.

Application No: **HGY/2016/0556** Officer: Wendy Robinson
 Decision: GTD Decision Date: 23/03/2016
 Location: 8 Lothair Road South N4 1EL
 Proposal: Certificate of Lawfulness for existing use as a single dwellinghouse

Application No: **HGY/2016/0579** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/04/2016
 Location: 461 Green Lanes N4 1HE
 Proposal: Certificate of Lawfulness for use of music shop and cafe

Application No: **HGY/2016/0600** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/04/2016
 Location: 37 Lausanne Road N8 0HJ
 Proposal: Certificate of Lawfulness for existing use of dwelling as two flats.

Application No: **HGY/2016/0680** Officer: Wendy Robinson
 Decision: GTD Decision Date: 20/04/2016
 Location: 296 Wightman Road N8 0LT
 Proposal: Certificate of Lawfulness for the use of Flat C, 296 Wightman Road as a self-contained dwelling

CLUP Applications Decided: 8

Application No: **HGY/2016/0136** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 01/03/2016
 Location: 24 Fairfax Road N8 0NG
 Proposal: Certificate of Lawfulness for a single storey rear extension

Application No: **HGY/2016/0453** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 07/03/2016
 Location: 60 Fairfax Road N8 0NG
 Proposal: Certificate of Lawfulness for a rear roof dormer extension including conversion of loft to habitable space.

Application No: **HGY/2016/0546** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 22/02/2016
 Location: 103 Allison Road N8 0AP
 Proposal: : Erection of rear roof extension, including extension of roof of rear projection.

Application No: **HGY/2016/0714** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 16/03/2016
 Location: 105 Allison Road N8 0AP
 Proposal: Certificate of Lawfulness for erection of rear roof extension and installation of two roof lights within front roof slope

Application No: **HGY/2016/0798** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 16/03/2016
 Location: 109 Allison Road N8 0AP
 Proposal: Certificate of lawfulness for creation of rear roof extension, the installation of three roof lights within front roof slope and the erection of a single storey outbuilding within rear garden

Application No: **HGY/2016/0799** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 16/03/2016
 Location: 120 Allison Road N8 0AS
 Proposal: Certificate of lawfulness for creation of rear roof extension and installation of two roof lights within front roof slope

Application No: **HGY/2016/0811** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 20/04/2016
 Location: 22 Warham Road N4 1AT
 Proposal: Certificate of lawfulness for rear roof dormer extension with the installation of 2 x velux roof windows to front roof slope.

Application No: **HGY/2016/0972** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 05/04/2016
 Location: 29 Hewitt Road N8 0BS
 Proposal: Certificate of lawfulness for construction of rear dormer roof extension

COND Applications Decided: 1

Application No: **HGY/2016/0225** Officer: Wendy Robinson
 Decision: GTD Decision Date: 22/03/2016
 Location: 389 Green Lanes N4 1EU
 Proposal: Variation of Condition 4 (hours of operation) attached to planning permission HGY/2001/0755

FUL Applications Decided: 17

Application No: **HGY/2015/0446** Officer: Wendy Robinson
 Decision: NOT DET Decision Date: 20/04/2016
 Location: 113 Turnpike Lane N8 0DU
 Proposal: Erection of first and second floor rear extensions and conversion of loft space into a self-contained flat

Application No: **HGY/2015/1547** Officer: Samuel Uff
 Decision: GTD Decision Date: 10/03/2016
 Location: 429 Green Lanes N4 1HA
 Proposal: Repositioning and reinstallation of air conditioner units and extractor flue for restaurant.

Application No: **HGY/2015/3848** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 24/02/2016
 Location: 27 Endymion Road N4 1EE
 Proposal: Conversion of existing 8-bed HMO to 5 self-contained flats including erection of multi-storey rear extension, changes to roof structure & internal alterations

Application No: **HGY/2016/0043** Officer: David Farndon
 Decision: REF Decision Date: 01/03/2016
 Location: 44 Allison Road N8 0AT
 Proposal: Erection of rear side return extension and removal of existing rear extension

Application No: **HGY/2016/0197** Officer: Neil Collins
 Decision: REF Decision Date: 14/03/2016
 Location: 19 Cavendish Road N4 1RP
 Proposal: Construction of external staircase from first floor of rear elevation to garden level and replacement of first floor window with door.

Application No: **HGY/2016/0226** Officer: Neil Collins
 Decision: GTD Decision Date: 17/03/2016
 Location: 219 Wightman Road N8 0BA
 Proposal: Erection of single storey rear extension

Application No:	HGY/2016/0234	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	23/02/2016
Location:	561-563 Green Lanes N8 0RL		
Proposal:	Construction of single storey rear extension to existing commercial building (A1)		
Application No:	HGY/2016/0257	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	22/03/2016
Location:	69 Warham Road N4 1AR		
Proposal:	Erection of a rear roof dormer extension including loft conversion to habitable space		
Application No:	HGY/2016/0340	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	11/03/2016
Location:	Flat A 87 Hampden Road N8 0HU		
Proposal:	Construction of an outbuilding		
Application No:	HGY/2016/0374	Officer:	Neil Collins
Decision:	GTD	Decision Date:	24/03/2016
Location:	11 Seymour Road N8 0BJ		
Proposal:	Erection of dormer roof extension to rear roof slope in association with conversion of loft to form habitable room.		
Application No:	HGY/2016/0533	Officer:	Neil Collins
Decision:	GTD	Decision Date:	13/04/2016
Location:	58 B Lausanne Road N8 0HP		
Proposal:	Erection of dormer roof extension to rear roof slope and installation of roof lights on front roof slope		
Application No:	HGY/2016/0534	Officer:	Neil Collins
Decision:	GTD	Decision Date:	18/03/2016
Location:	64 Seymour Road N8 0BE		
Proposal:	Erection of single storey rear/side infill extension		
Application No:	HGY/2016/0562	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	12/04/2016
Location:	3 Haringay Gardens N8 0SE		
Proposal:	Erection of a single storey side/rear extension		
Application No:	HGY/2016/0615	Officer:	Neil Collins
Decision:	GTD	Decision Date:	19/04/2016
Location:	58 A Lausanne Road N8 0HP		
Proposal:	Replacement UPVC windows to ground floor and erection of single storey rear/side extension following demolition of existing extension.		
Application No:	HGY/2016/0629	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	21/04/2016
Location:	15 Hewitt Road N8 0BS		
Proposal:	Erection of a single storey side extension and two storey rear bay window		

Application No: **HGY/2016/0632** Officer: Wendy Robinson
 Decision: GTD Decision Date: 22/04/2016
 Location: Flat B 31 Wightman Road N4 1RQ
 Proposal: Formation of rear roof dormer extension including loft conversion to habitable space

Application No: **HGY/2016/0679** Officer: Wendy Robinson
 Decision: GTD Decision Date: 20/04/2016
 Location: 353 Wightman Road N8 0NA
 Proposal: Erection of a single storey side/rear infill extension

LCD Applications Decided: 5

Application No: **HGY/2016/0124** Officer: Samuel Uff
 Decision: GTD Decision Date: 09/03/2016
 Location: 9A & 9B Pemberton Road N4 1AX
 Proposal: Replacement of PVCu windows and doors.

Application No: **HGY/2016/0125** Officer: Samuel Uff
 Decision: GTD Decision Date: 09/03/2016
 Location: 64 & 78 Burgoyne Road N4 1AE
 Proposal: Replacement of PVCu windows and doors.

Application No: **HGY/2016/0126** Officer: Samuel Uff
 Decision: GTD Decision Date: 09/03/2016
 Location: 2 & 2A Mattison Road N4 1BD
 Proposal: Replacement of PVCu windows and doors.

Application No: **HGY/2016/0229** Officer: Anthony Traub
 Decision: GTD Decision Date: 01/03/2016
 Location: 46 & 46A Hewitt Road N8 0BL
 Proposal: Replacement PVCu windows and doors

Application No: **HGY/2016/0230** Officer: Anthony Traub
 Decision: GTD Decision Date: 01/03/2016
 Location: 41 & 41A Raleigh Road N8 0JB
 Proposal: Replacement PVCu windows and doors

PNE Applications Decided: 2

Application No: **HGY/2016/0134** Officer: Neil Collins
 Decision: PN NOT REQ Decision Date: 22/02/2016
 Location: 24 Fairfax Road N8 0NG
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3m and for which the height at eaves would be 2.9m

Application No: **HGY/2016/0651** Officer: Neil Collins
 Decision: PN NOT REQ Decision Date: 04/04/2016
 Location: 109 Allison Road N8 0AP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

TPO Applications Decided: 1

Application No: **HGY/2016/0304** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 08/03/2016
 Location: 51 Cavendish Road N4 1RP
 Proposal: Tree works to include felling to ground level of 1 x Oak tree

Total Applications Decided for Ward: 40WARD: **Highgate****CLDE Applications Decided: 2**

Application No: **HGY/2016/0177** Officer: Anthony Traub
 Decision: GTD Decision Date: 14/03/2016
 Location: Flat 1, 359 Archway Road N6 4EJ
 Proposal: Certificate of Lawfulness for use as a self-contained flat

Application No: **HGY/2016/0282** Officer: Adam Flynn
 Decision: GTD Decision Date: 06/04/2016
 Location: 383 Archway Road N6 4ER
 Proposal: Certificate of Lawfulness for use of the upper floors as six residential units

CLUP Applications Decided: 1

Application No: **HGY/2014/3359** Officer: Aaron Lau
 Decision: NPW Decision Date: 13/04/2016
 Location: 43 Sheldon Avenue N6 4JP
 Proposal: Certificate of lawfulness for construction of new brick wall to the Denewood Road frontage

FUL Applications Decided: 22

Application No: **HGY/2015/2610** Officer: Adam Flynn
 Decision: GTD Decision Date: 26/02/2016
 Location: 7 Grange Road N6 4AR
 Proposal: Restoration and single-storey extension to the rear elevation, with construction of a basement extension beneath the existing dwelling-house.

Application No: **HGY/2015/2806** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/03/2016
 Location: 14 Winchester Place N6 5HJ
 Proposal: Demolish existing house and replace with two x4 bedroom houses in semi-detached form, front garden, amenity space and off street parking

Application No:	HGY/2015/2932	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	29/02/2016
Location:	485 Archway Road N6 4HX		
Proposal:	Erection of rear dormer with associated roof terrace at second floor level to facilitate loft conversion to the upper flat; erection of single storey rear extension at ground floor level to facilitate refurbishment of ground floor flat; replacement of front elevation windows with double glazed white timber sash windows.		
Application No:	HGY/2015/3765	Officer:	David Farndon
Decision:	GTD	Decision Date:	22/03/2016
Location:	12 North Hill N6 4QA		
Proposal:	Erection of single storey side extension, relocation of entrance door to flank wall, internal modifications, and alterations to existing basement to provide a study room		
Application No:	HGY/2016/0025	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	25/02/2016
Location:	487 Archway Road N6 4HX		
Proposal:	Retrospective application from loft conversion.		
Application No:	HGY/2016/0100	Officer:	David Farndon
Decision:	GTD	Decision Date:	07/03/2016
Location:	18 Oldfield Mews N6 5XA		
Proposal:	Infilling of existing open porch area to the front elevation of the ground floor to create an enlarged hallway and lounge.		
Application No:	HGY/2016/0207	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	15/03/2016
Location:	48 Talbot Road N6 4QP		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2016/0218	Officer:	David Farndon
Decision:	GTD	Decision Date:	16/03/2016
Location:	429 Archway Road N6 4HT		
Proposal:	Conversion from a flat and maisonette into one dwelling including single storey rear extension, dormer window to rear roof slope and alterations to rear.		
Application No:	HGY/2016/0237	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	23/03/2016
Location:	246 Archway Road N6 5AX		
Proposal:	Partially reduce existing ground floor area to Dry Cleaners to form new launderette to rear.		
Application No:	HGY/2016/0238	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	04/04/2016
Location:	Flat 1 9 Milton Avenue N6 5QF		
Proposal:	Replacement timber windows in front bay with 3 timber double glazed sash windows, replacement of timber door at the rear with two double glazed doors.		
Application No:	HGY/2016/0263	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	15/04/2016
Location:	53 Southwood Lane N6 5DX		
Proposal:	Formation of basement with lightwells.		

Application No:	HGY/2016/0306	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	23/03/2016
Location:	26 Cholmeley Crescent N6 5HA		
Proposal:	Erection of ground and lower ground floor extension, rear dormer to roof slope, and changes to windows.		
Application No:	HGY/2016/0315	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	24/03/2016
Location:	1-9 + 10-18 Summersby Road N6 5UH		
Proposal:	Replacement of windows and doors		
Application No:	HGY/2016/0331	Officer:	David Farndon
Decision:	GTD	Decision Date:	22/03/2016
Location:	13 Southwood Avenue N6 5RY		
Proposal:	Enlargement of existing rear dormer, removal of existing inset balcony and insertion of new rooflight to rear roofslope.		
Application No:	HGY/2016/0353	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	29/03/2016
Location:	308 Archway Road N6 5AU		
Proposal:	Alteration and conversion of existing shop into a two bed self contained flat.		
Application No:	HGY/2016/0389	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	24/03/2016
Location:	St Michaels School North Road N6 4BG		
Proposal:	Replacement of the existing windows with new Polyester Powder Coated aluminium frames with double glazing with solar coating		
Application No:	HGY/2016/0390	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	31/03/2016
Location:	32 Cholmeley Park N6 5EU		
Proposal:	Erection of rear ground floor extension and removal of rear bathroom		
Application No:	HGY/2016/0404	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	08/04/2016
Location:	32 Cholmeley Park N6 5EU		
Proposal:	Change of use of garage to studio flat.		
Application No:	HGY/2016/0408	Officer:	David Farndon
Decision:	REF	Decision Date:	01/04/2016
Location:	32 Stormont Road N6 4NP		
Proposal:	Demolition of single storey rear extension and construction of new two storey rear extension, first floor addition over existing kitchen and dining room extension, raise roof over garage and granny annex. Enlarge existing dormer and construction of a subterranean room under the garden separate to the main building.		
Application No:	HGY/2016/0479	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	08/04/2016
Location:	26 Cholmeley Crescent N6 5HA		
Proposal:	Formation of front dormer to roof slope.		

Application No: **HGY/2016/0510** Officer: Adam Flynn
 Decision: REF Decision Date: 13/04/2016
 Location: 179 Archway Road N6 5BN
 Proposal: Erection of single storey rear extension and conversion of rear of shop to 1 x 2 bedroom flat.

Application No: **HGY/2016/0689** Officer: Adam Flynn
 Decision: GTD Decision Date: 19/04/2016
 Location: Highgate West Street Works Hampstead Lane N6 4RX
 Proposal: The installation of a Pogona equipment cabinet measuring 1230x400x1032mm located on new concrete base, the removal of the existing 12.5 metre high monopole and installation of a 13.7 metre high Phase 4 monopole with wrap-around Diplexor cabinet on the same root foundation, the swap out on a like for like basis of the existing antennas, installation of additional Mast Head Amplifier's (MHA's) and associated development thereto.

LBC Applications Decided: 1

Application No: **HGY/2015/3425** Officer: Adam Flynn
 Decision: GTD Decision Date: 04/03/2016
 Location: Greenview Court Winchester Place N6 5HJ
 Proposal: Listed Building Consent for extension and refurbishment of existing Sui Generis hostel involving alterations to a Grade II Listed Building

LCD Applications Decided: 1

Application No: **HGY/2016/0183** Officer: Aaron Lau
 Decision: GTD Decision Date: 15/03/2016
 Location: 2, 3, 5, 6, 8, 9, 16, 18, 19, 22, 23, 24, 25, 26, 28, 29, 35, 36, 37, 39, 40, 41, 42, 44, 45 Toyne Way N6
 Proposal: ^{4EG} Replacement of timber windows and doors

NON Applications Decided: 2

Application No: **HGY/2015/3066** Officer: Gareth Prosser
 Decision: GTD Decision Date: 08/03/2016
 Location: 7 Bishopswood Road N6 4NY
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/1114 for replacement of the proposed Man Safe roof system to the new extension with a safety balustrade and retention of the existing balustrade and metal stair to the existing flat roof.

Application No: **HGY/2016/0386** Officer: Adam Flynn
 Decision: GTD Decision Date: 03/03/2016
 Location: 64 Sheldon Avenue N6 4ND
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/2184 to alter fenestration, relocate courtyard and recess the first floor master bedroom balcony

RES Applications Decided: 26

Application No: **HGY/2015/0947** Officer: Aaron Lau
 Decision: GTD Decision Date: 23/03/2016
 Location: Highgate Police Station 407 Archway Road N6 4NW
 Proposal: Approval of Details pursuant to condition 16 (Piling Method Statement) attached to planning permission HGY/2014/2464

Application No:	HGY/2015/3300	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/03/2016
Location:	14 Bishops Road N6 4HP		
Proposal:	Approval of details pursuant to conditions 3 (materials) attached to planning permission HGY/2014/3128		
Application No:	HGY/2015/3302	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/03/2016
Location:	14 Bishops Road N6 4HP		
Proposal:	Approval of details pursuant to conditions 6 (arboricultural method statement) attached to planning permission HGY/2014/3128		
Application No:	HGY/2015/3303	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/03/2016
Location:	14 Bishops Road N6 4HP		
Proposal:	Approval of details pursuant to conditions 12 (vehicular crossover) attached to planning permission HGY/2014/3128		
Application No:	HGY/2016/0012	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	23/02/2016
Location:	All Saints Vicarage 1B Church Road N6 4QH		
Proposal:	Approval of details pursuant to condition 3 (external details) attached to planning permission HGY/2015/1396		
Application No:	HGY/2016/0013	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	24/02/2016
Location:	All Saints Vicarage 1B Church Road N6 4QH		
Proposal:	Approval of details pursuant to Condition 4 (risk assessment) attached to planning permission HGY/2015/1396		
Application No:	HGY/2016/0014	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	22/02/2016
Location:	All Saints Vicarage 1B Church Road N6 4QH		
Proposal:	Approval of details pursuant to Condition 6 (construction management plan & logistic) attached to planning permission HGY/2015/1396		
Application No:	HGY/2016/0015	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	24/02/2016
Location:	All Saints Vicarage 1B Church Road N6 4QH		
Proposal:	Approval of details pursuant to Condition 7 (landscaping details) attached to planning permission HGY/2015/1396		
Application No:	HGY/2016/0052	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	01/03/2016
Location:	14 Bishops Road N6 4HP		
Proposal:	Approval of details pursuant to Condition 3 (external materials) attached to planning permission HGY/2015/2910		
Application No:	HGY/2016/0054	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/03/2016
Location:	14 Bishops Road N6 4HP		
Proposal:	Approval of details pursuant to Condition 6 (arboricultural impact assessment report) attached to planning permission HGY/2015/2910		

Application No:	HGY/2016/0055	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/03/2016
Location:	14 Bishops Road N6 4HP		
Proposal:	Approval of details pursuant to Condition 10 (construction management plan) attached to planning permission HGY/2015/2910		
Application No:	HGY/2016/0056	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/03/2016
Location:	14 Bishops Road N6 4HP		
Proposal:	Approval of details pursuant to condition 12 (vehicular crossover) attached to planning permission HGY/2015/2910		
Application No:	HGY/2016/0057	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	01/03/2016
Location:	15 Bishopswood Road N6 4PB		
Proposal:	Approval of details pursuant to Condition 3 (materials) attached to planning permission HGY/2013/0216.		
Application No:	HGY/2016/0089	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	08/03/2016
Location:	64 Sheldon Avenue N6 4ND		
Proposal:	Approval of details pursuant to Condition 3 (materials) attached to planning permission HGY/2015/2184		
Application No:	HGY/2016/0090	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	08/03/2016
Location:	64 Sheldon Avenue N6 4ND		
Proposal:	Approval of details pursuant to Condition 4 (landscaping) attached to planning permission HGY/2015/2184		
Application No:	HGY/2016/0091	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	08/03/2016
Location:	64 Sheldon Avenue N6 4ND		
Proposal:	Approval of details pursuant to Condition 5 (trees to be retained) attached to planning permission HGY/2015/2184		
Application No:	HGY/2016/0092	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	08/03/2016
Location:	64 Sheldon Avenue N6 4ND		
Proposal:	Approval of details pursuant to Condition 6 (dust management) attached to planning permission HGY/2015/2184		
Application No:	HGY/2016/0093	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	08/03/2016
Location:	64 Sheldon Avenue N6 4ND		
Proposal:	Approval of details pursuant to Condition 7 (refuse storage and collection) attached to planning permission HGY/2015/2184		
Application No:	HGY/2016/0094	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	08/03/2016
Location:	64 Sheldon Avenue N6 4ND		
Proposal:	Approval of details pursuant to Condition 9 (privacy screen) attached to planning permission HGY/2015/2184		

Application No: **HGY/2016/0157** Officer: Aaron Lau
 Decision: GTD Decision Date: 13/04/2016
 Location: 50 Sheldon Avenue N6 4ND
 Proposal: Approval of details pursuant to condition 3 (Construction Management Plan) attached to planning permission HGY/2013/1244

Application No: **HGY/2016/0186** Officer: Gareth Prosser
 Decision: GTD Decision Date: 19/04/2016
 Location: 15 Bishopswood Road N6 4PB
 Proposal: Approval of details pursuant to condition 5 (existing trees on site) attached to planning permission HGY2013/0216

Application No: **HGY/2016/0454** Officer: Matthew Gunning
 Decision: GTD Decision Date: 11/04/2016
 Location: 34 Milton Avenue N6 5QE
 Proposal: Approval of details pursuant to condition 4 (refuse and waste storage and recycling) attached to planning permission HGY/2015/2011

Application No: **HGY/2016/0455** Officer: Matthew Gunning
 Decision: GTD Decision Date: 11/04/2016
 Location: 34 Milton Avenue N6 5QE
 Proposal: Approval of details pursuant to condition 5 (cycle parking facilities) attached to planning permission HGY/2015/2011

Application No: **HGY/2016/0497** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 16/03/2016
 Location: 2 Wood Lane N6 5UB
 Proposal: Approval of details pursuant to condition 3 (Design and Method Statement) attached to planning permissions HGY/2014/2908 and HGY/2015/0712

Application No: **HGY/2016/0531** Officer: Malachy McGovern
 Decision: GTD Decision Date: 14/04/2016
 Location: 23A Sheldon Avenue N6 4JS
 Proposal: Approval of details pursuant to condition 4 (enclosures around the site boundary) attached to planning permission HGY/2015/1346

Application No: **HGY/2016/0978** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 08/04/2016
 Location: 14 Muswell Hill Road N6 5UG
 Proposal: Approval of details pursuant to Condition 1 (type and location of secure and covered cycle parking facilities) attached to planning permission HGY/2015/2784.

TEL Applications Decided: 1

Application No: **HGY/2016/0420** Officer: Aaron Lau
 Decision: REF Decision Date: 24/03/2016
 Location: Land Off Archway Road N6 4HT
 Proposal: Prior notification for installation of 15 metre high monopole supporting 6 no. antennas, the installation of 2 no. radio equipment cabinets and an electrical meter cabinet, and development works ancillary thereto

TPO Applications Decided: 3

Application No: **HGY/2016/0413** Officer: Aaron Lau
 Decision: GTD Decision Date: 24/03/2016
 Location: The Sycamores 17-19 North Road N6 4BD
 Proposal: Tree works to include reduce canopy very slightly, thin out ends of canopy by 20% to 1 x Copper beech tree

Application No: **HGY/2016/0505** Officer: Adam Flynn
 Decision: REF Decision Date: 13/04/2016
 Location: 5 Sheldon Avenue N6 4JS
 Proposal: Tree works to include removal of 2 x Laurel trees

Application No: **HGY/2016/0515** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 13/04/2016
 Location: 2-4 Broadlands Road N6 4AN
 Proposal: Tree works to include crown thin by 10-15% to 1 x Horse Chestnut tree, crown lift of low branches to a height of 1.5m from ground level of 1 x Evergreen Oak tree, crown thin by 10% of 1 x Beech tree, felling to ground level of 1 x Oak tree and felling to ground level of 1 x Sycamore tree.

Total Applications Decided for Ward: 59

WARD: **Hornsey**

CLUP Applications Decided: 3

Application No: **HGY/2015/3532** Officer: Ruma Nowaz
 Decision: PERM REQ Decision Date: 08/04/2016
 Location: 58 Hermiston Avenue N8 8NP
 Proposal: Certificate of Lawfulness for construction of a rear extension

Application No: **HGY/2016/0076** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 03/03/2016
 Location: 93 Middle Lane N8 8NX
 Proposal: Certificate of Lawfulness for formation of rear dormer and conversion of hipped roof to gable.

Application No: **HGY/2016/0587** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 24/03/2016
 Location: 18 Rathcoole Avenue N8 9NA
 Proposal: Certificate of lawfulness for formation of rear dormers and insertion of front rooflights

COND Applications Decided: 1

Application No: **HGY/2016/0063** Officer: Adam Flynn
 Decision: GTD Decision Date: 01/03/2016
 Location: Land Between 41-43 Rectory Gardens N8 7PJ
 Proposal: Variation of Condition 2 (in accordance with drawings) attached to planning permission HGY/2014/1591 to replace approved drawings.

FUL Applications Decided: 11

Application No:	HGY/2015/2722	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/03/2016
Location:	148 Inderwick Road N8 9JT		
Proposal:	Loft conversion with rear dormer and two roof lights		
Application No:	HGY/2015/3098	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	21/03/2016
Location:	Flat A 1 Rathcoole Avenue N8 9LY		
Proposal:	Erection of roof extension of the existing dwelling house to form an additional set back storey with a new bedroom and a roof terrace.		
Application No:	HGY/2016/0006	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	25/02/2016
Location:	12A High Street N8 7PB		
Proposal:	Conversion of first and second floor maisonette to two self contained flats with rear roof extension and roof light to front roof slope		
Application No:	HGY/2016/0009	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	22/02/2016
Location:	142 Nelson Road N8 9RN		
Proposal:	Replacement single glazed timber sash windows with double glazed uPVC casement windows. Replacement of existing composite door with a uPVC double glazed replacement.		
Application No:	HGY/2016/0077	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/03/2016
Location:	Flat C 47 Tottenham Lane N8 9BD		
Proposal:	Replacement of existing openable window with larger fixed pane dormer window.		
Application No:	HGY/2016/0127	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	08/03/2016
Location:	YMCA 184 Tottenham Lane N8 8SG		
Proposal:	Removal of projecting box to front elevation and replacement with a new window, removal of balustrade to roof in lieu of guard rail system, minor amendments to ground floor railings and new canopy over entrance.		
Application No:	HGY/2016/0143	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	09/03/2016
Location:	Ground Floor Flat 42 Rosebery Gardens N8 8SH		
Proposal:	Conversion and extension of existing basement to ancillary residential use.		
Application No:	HGY/2016/0268	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/03/2016
Location:	34 North View Road N8 7LL		
Proposal:	Replacement of existing shed with new garden studio / shed in rear garden.		
Application No:	HGY/2016/0462	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	23/03/2016
Location:	Hornsey Police Station 98 Tottenham Lane N8 7EJ		
Proposal:	Installation of 2 air condenser units to rear yard		

Application No: **HGY/2016/0522** Officer: Adam Flynn
 Decision: GTD Decision Date: 14/04/2016
 Location: 27 Hillfield Avenue N8 7DS
 Proposal: Side extension to the ground floor flat

Application No: **HGY/2016/0573** Officer: Sarah Madondo
 Decision: GTD Decision Date: 19/04/2016
 Location: 142 Nelson Road N8 9RN
 Proposal: Replacement of existing windows and door with double-glazed uPVC casement windows and uPVC double-glazed door

NON Applications Decided: 1

Application No: **HGY/2016/0622** Officer: Sarah Madondo
 Decision: GTD Decision Date: 29/03/2016
 Location: 19 Ribblesdale Road N8 7EP
 Proposal: Non-material amendment following a grant of planning permission HGY/2008/0759 to add planning condition listing the originally approved plans.

PNC Applications Decided: 1

Application No: **HGY/2016/0316** Officer: David Farndon
 Decision: PN NOT REQ Decision Date: 22/03/2016
 Location: 3 Palace Gates The Campsbourne N8 7PN
 Proposal: Prior approval for change of use from B1(a) (office) to C3 (dwelling house)

RES Applications Decided: 9

Application No: **HGY/2014/2074** Officer: Valerie Okeiyi
 Decision: NPW Decision Date: 13/04/2016
 Location: 87A Rathcoole Gardens N8 9PH
 Proposal: Approval of details pursuant to part of condition 8 (statement of intent regarding the mitigation of on-site risk relating to demolition and construction) attached to planning permission HGY/2013/2403

Application No: **HGY/2015/3088** Officer: Adam Flynn
 Decision: GTD Decision Date: 22/04/2016
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Partial approval of details pursuant to Condition 35, as it relates to the pre-installation requirements (communal onsite heat network) attached to planning permission HGY/2013/2019

Application No: **HGY/2016/0146** Officer: Adam Flynn
 Decision: GTD Decision Date: 22/04/2016
 Location: Campsbourne Well House Cross Lane N8 7QB
 Proposal: Approval of details pursuant to condition 12 (rainwater goods) attached to planning permission HGY/2013/2168

Application No: **HGY/2016/0148** Officer: Adam Flynn
 Decision: GTD Decision Date: 22/04/2016
 Location: Campsbourne Well House Cross Lane N8 7QB
 Proposal: Approval of details pursuant to condition 4 (survey of all existing windows) attached to planning permission HGY/2013/2168

Application No:	HGY/2016/0149	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	22/04/2016
Location:	Campsbourne Well House Cross Lane N8 7QB		
Proposal:	Approval of details pursuant to condition 7 (hard and soft landscaping) attached to planning permission HGY/2013/2168		
Application No:	HGY/2016/0151	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	22/04/2016
Location:	Campsbourne Well House Cross Lane N8 7QB		
Proposal:	Approval of details pursuant to condition 6 (enclosures around the site boundary) attached to planning permission HGY/2013/2168		
Application No:	HGY/2016/0152	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	22/04/2016
Location:	Campsbourne Well House Cross Lane N8 7QB		
Proposal:	Approval of details pursuant to condition 11 (provision of refuse and waste storage and recycling facilities) attached to planning permission HGY/2013/2168		
Application No:	HGY/2016/0153	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	22/04/2016
Location:	Campsbourne Well House Cross Lane N8 7QB		
Proposal:	Approval of details pursuant to condition 14 (type and location of secure and covered cycle parking facilities) attached to planning permission HGY/2013/2168		
Application No:	HGY/2016/0873	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	22/04/2016
Location:	Hornsey Refuse and Recycling Centre High Street N8 7QB		
Proposal:	Approval of details pursuant to condition 38 (bird nesting boxes) attached to planning permission HGY/2013/2019		

Total Applications Decided for Ward: 26

WARD: Muswell Hill

ADV Applications Decided: 1

Application No:	HGY/2016/0160	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	10/03/2016
Location:	152 Muswell Hill Broadway N10 3SA		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated hanging sign		

CLUP Applications Decided: 5

Application No:	HGY/2016/0333	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	16/03/2016
Location:	8 Topsfield Road N8 8SN		
Proposal:	Certificate of lawfulness for a rear dormer extension with rooflights to front roofslope		
Application No:	HGY/2016/0351	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	22/03/2016
Location:	18 Priory Avenue N8 7RN		
Proposal:	Certificate of lawfulness for rear extension		

Application No: **HGY/2016/0387** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 22/03/2016
 Location: 12 Harefield Road N8 8QY
 Proposal: Certificate of lawfulness for roof extension with rooflight to front roofslope

Application No: **HGY/2016/0447** Officer: Adam Flynn
 Decision: PERM DEV Decision Date: 06/04/2016
 Location: 51 Connaught Gardens N10 3LG
 Proposal: Certificate of Lawfulness for loft conversion

Application No: **HGY/2016/0724** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 12/04/2016
 Location: 73 Cranley Gardens N10 3AB
 Proposal: Certificate of lawfulness for roof alteration and rear roof extension

FUL Applications Decided: 15

Application No: **HGY/2014/1012** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/04/2016
 Location: 169 Cranley Gardens N10 3AG
 Proposal: Alterations to increase the width of existing pavement crossover.

Application No: **HGY/2015/3264** Officer: Sarah Madondo
 Decision: REF Decision Date: 14/03/2016
 Location: 14 Rookfield Avenue N10 3TS
 Proposal: Construction of 65cm high boundary wall to front of property.

Application No: **HGY/2016/0050** Officer: David Farndon
 Decision: GTD Decision Date: 01/03/2016
 Location: 3 Firs Avenue N10 3LY
 Proposal: Erection of rear ground floor extension with part glazed pitched roof and dormer to main roof, plus roof light to side and another to rear of main roof.

Application No: **HGY/2016/0060** Officer: Matthew Gunning
 Decision: GTD Decision Date: 29/02/2016
 Location: 45 St James's Lane N10 3DA
 Proposal: Erection of rear dormer extension with roof light to front roof slope.

Application No: **HGY/2016/0159** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/03/2016
 Location: 152 Muswell Hill Broadway N10 3SA
 Proposal: Installation of new shopfront

Application No: **HGY/2016/0185** Officer: Adam Flynn
 Decision: GTD Decision Date: 11/03/2016
 Location: 60 Muswell Hill Broadway N10 3RT
 Proposal: Demolition of the dilapidated structures at the rear yard of the property.

Application No:	HGY/2016/0190	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/03/2016
Location:	51 Barrington Road N8 8QT		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2016/0206	Officer:	David Farndon
Decision:	GTD	Decision Date:	15/03/2016
Location:	40 Farrer Road N8 8LB		
Proposal:	Erection of single storey ground floor rear extension with two roof lights plus patio		
Application No:	HGY/2016/0211	Officer:	Adam Flynn
Decision:	REF	Decision Date:	15/03/2016
Location:	31A Alexandra Gardens N10 3RN		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2016/0277	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	22/03/2016
Location:	61 Cranley Gardens N10 3AB		
Proposal:	Erection of rear extension, loft conversion with rear dormer window, and alteration of garage to habitable space.		
Application No:	HGY/2016/0427	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	05/04/2016
Location:	5 Wavel Mews N8 8LQ		
Proposal:	Demolition of existing property and construction of new 4 bedroom house.		
Application No:	HGY/2016/0501	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	12/04/2016
Location:	33 Cascade Avenue N10 3PT		
Proposal:	Retrospective application for retaining / boundary front wall		
Application No:	HGY/2016/0517	Officer:	Adam Flynn
Decision:	REF	Decision Date:	14/04/2016
Location:	69 Hillfield Park N10 3QU		
Proposal:	Erection of ground floor rear and side extension		
Application No:	HGY/2016/0523	Officer:	David Farndon
Decision:	GTD	Decision Date:	14/04/2016
Location:	5 Firs Avenue N10 3LY		
Proposal:	Erection of single storey rear extension with partial glazing to pitched roof.		
Application No:	HGY/2016/0561	Officer:	Aaron Lau
Decision:	REF	Decision Date:	19/04/2016
Location:	175 Priory Road N8 8NB		
Proposal:	Installation of roller shutter		

Application No: HGY/2016/0821 **Officer:** Valerie Okeiyi
Decision: GTD **Decision Date:** 14/04/2016
Location: 3 The Court Cascade Avenue N10 3PS
Proposal: Non-material amendment to amend the width of the new brickwork wall panel to the rear elevation from 435mm to 665mm.

PNE Applications Decided: 1

Application No: HGY/2016/0322 **Officer:** Anthony Traub
Decision: PN REFUSED **Decision Date:** 15/03/2016
Location: 181 Cranley Gardens N10 3AG
Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m

RES Applications Decided: 5

Application No: HGY/2015/2996 **Officer:** Gareth Prosser
Decision: GTD **Decision Date:** 23/02/2016
Location: 112 Cranley Gardens N10 3AH
Proposal: Approval of details pursuant to condition 5 (hydrological and hydro-geological impacts) attached to planning permission HGY/2014/1847.

Application No: HGY/2015/3823 **Officer:** Gareth Prosser
Decision: GTD **Decision Date:** 10/03/2016
Location: 112 Cranley Gardens N10 3AH
Proposal: Approval of details pursuant to Condition 4 (Construction Management Plan) attached to planning application HGY/2014/1847

Application No: HGY/2016/0236 **Officer:** Aaron Lau
Decision: GTD **Decision Date:** 16/03/2016
Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA
Proposal: Approval of Details pursuant to Condition 37 (cycle parking) attached to planning permission HGY/2013/2379

Application No: HGY/2016/0439 **Officer:** Robbie McNaugher
Decision: GTD **Decision Date:** 11/03/2016
Location: Connaught House Connaught Gardens N10 3LH
Proposal: Approval of Details pursuant to condition 8(a) (drainage scheme emergency plan) attached to planning permission HGY/2015/1956 (as varied by HGY/2016/0213)

Application No: HGY/2016/0524 **Officer:** Robbie McNaugher
Decision: GTD **Decision Date:** 16/03/2016
Location: Connaught House Connaught Gardens N10 3LH
Proposal: Approval of details pursuant to condition 6 (details of boilers) attached to planning permission HGY/2014/1973

TEL Applications Decided: 1

Application No: HGY/2015/3331 **Officer:** Tobias Finlayson
Decision: PN GRANT **Decision Date:** 03/03/2016
Location: Land Adjoining 16 Lynton Road N8 8SL
Proposal: Erect new cabinet/base (VMDD1), lay various ducts and build chambers to connect to existing network and then divert all existing equipment/cables from existing apparatus to new.

TPO Applications Decided: 1

Application No: **HGY/2016/0037** Officer: Sarah Madondo
 Decision: GTD Decision Date: 29/02/2016
 Location: St Georges Lodge 4 Muswell Hill N10 3TE
 Proposal: Tree works to include reduce crown back to previous points of reduction of 2 x London Plane Trees.

Total Applications Decided for Ward: 30

WARD: **Noel Park**

ADV Applications Decided: 6

Application No: **HGY/2014/3058** Officer: Gareth Prosser
 Decision: REF Decision Date: 08/03/2016
 Location: Artizan Court Noel Park Road N22 6ED
 Proposal: Display of 2 x internally illuminated fascia signs

Application No: **HGY/2016/0222** Officer: Wendy Robinson
 Decision: GTD Decision Date: 15/03/2016
 Location: 185 High Road N22 6BA
 Proposal: Display of 3 x internally illuminated fascia signs and 3 x internally illuminated projecting signs.

Application No: **HGY/2016/0260** Officer: Wendy Robinson
 Decision: GTD Decision Date: 24/02/2016
 Location: 459 Lordship Lane N22 5DJ
 Proposal: Display of advertisement for ATM fascia with black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to ATM surround.

Application No: **HGY/2016/1148** Officer: Neil Collins
 Decision: GTD Decision Date: 22/04/2016
 Location: Outside Supermarket 199- 201 High Road N22 6DR
 Proposal: Display of 1 x internally illuminated advertisement on bus stop structure

Application No: **HGY/2016/1149** Officer: Neil Collins
 Decision: GTD Decision Date: 22/04/2016
 Location: Outside Hollywood Green 180 High Road N22 6EJ
 Proposal: Display of 1 x internally illuminated double-sided advertisements on bus stop structure

Application No: **HGY/2016/1150** Officer: Neil Collins
 Decision: GTD Decision Date: 22/04/2016
 Location: Outside 142 High Road N22 6EB
 Proposal: Display of 1 x internally illuminated double-sided advertisement on bus stop structure

CLDE Applications Decided: 1

Application No: **HGY/2016/0397** Officer: Wendy Robinson
 Decision: GTD Decision Date: 22/02/2016
 Location: 60 Whymark Avenue N22 6DJ
 Proposal: Certificate of Lawful Development for existing use of the property as C4 HMO

CLUP Applications Decided: 4

Application No: **HGY/2016/0433** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 07/03/2016
 Location: 199 Lymington Avenue N22 6JL

Proposal: Certificate of Lawfulness for erection of a single storey rear extension (following demolition of existing single storey rear extension)

Application No: **HGY/2016/0499** Officer: Neil Collins
 Decision: PERM REQ Decision Date: 11/03/2016
 Location: 18 Hornsey Park Road N8 0JP

Proposal: Certificate of Lawfulness for erection of roof extension on rear roof slope and roof of three storey rear projection

Application No: **HGY/2016/0543** Officer: Adam Flynn
 Decision: PERM DEV Decision Date: 31/03/2016

Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline, N8
 Proposal: Certificate of lawfulness for demolition of gas holders

Application No: **HGY/2016/0659** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 11/03/2016

Location: 18 Hornsey Park Road N8 0JP
 Proposal: Certificate of Lawfulness for erection of rear dormer roof extension

FLEX Applications Decided: 1

Application No: **HGY/2016/0940** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 14/04/2016
 Location: 625 Lordship Lane N22 5LE

Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from (14/04/2016): Existing Use Class A1/A2 - (Retail/Financial and Professional Services) Proposed Use Class A3 (Restaurants and cafes)

FUL Applications Decided: 15

Application No: **HGY/2015/1230** Officer: Neil McClellan
 Decision: GTD Decision Date: 17/03/2016
 Location: 13-27 Station Road N22 7TY

Proposal: Change of use of building from B1 (office) use to a 'community arts hostel' (sui-generis use) comprising a 60-70 bed hostel/hotel, bar/cafe and gallery exhibition space. Proposal includes replacement front doors, widening of fire-escape door, creation of new side entrance and creation of new terrace area to rear.

Application No: **HGY/2015/3467** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/03/2016
 Location: Alexandra Infants and Junior School Western Road N22 6UH

Proposal: New stair to existing caretaker's building to facilitate change of use from former caretaker's flat to educational spaces

Application No: **HGY/2015/3736** Officer: Adam Flynn
 Decision: GTD Decision Date: 04/03/2016
 Location: 4 Malvern Road N8 0LA

Proposal: Erection of a rear dormer extension with roof lights to front roof slope.

Application No:	HGY/2016/0010	Officer:	Neil Collins
Decision:	REF	Decision Date:	22/02/2016
Location:	163 Lymington Avenue N22 6JL		
Proposal:	Formation of loft conversion with rear dormer roof extension and installation of front rooflights.		
Application No:	HGY/2016/0016	Officer:	Neil Collins
Decision:	GTD	Decision Date:	25/02/2016
Location:	109 Willingdon Road N22 6SE		
Proposal:	Conversion of single family dwelling into 2 self-contained flats.		
Application No:	HGY/2016/0095	Officer:	Neil Collins
Decision:	GTD	Decision Date:	25/02/2016
Location:	19A Coombe Road N22 5LB		
Proposal:	Erection of part two-storey, part single-storey side/rear extension following demolition of existing garage and formation of rear dormer roof extension.		
Application No:	HGY/2016/0198	Officer:	Neil Collins
Decision:	GTD	Decision Date:	15/03/2016
Location:	22 Coleraine Road N8 0QL		
Proposal:	Erection of single storey side/rear extension		
Application No:	HGY/2016/0244	Officer:	Wendy Robinson
Decision:	REF	Decision Date:	08/03/2016
Location:	157 Russell Avenue N22 6PY		
Proposal:	Construction of rear roof dormer extension with loft conversion to habitable space		
Application No:	HGY/2016/0259	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	24/02/2016
Location:	459 Lordship Lane N22 5DJ		
Proposal:	Retention of ATM		
Application No:	HGY/2016/0357	Officer:	Neil Collins
Decision:	GTD	Decision Date:	04/04/2016
Location:	21 + 23 Mark Road N22 6PX		
Proposal:	Replacement of timber windows and doors with timber on front elevation and upvc on rear elevation.		
Application No:	HGY/2016/0493	Officer:	Neil Collins
Decision:	GTD	Decision Date:	24/03/2016
Location:	76 Hewitt Avenue N22 6QD		
Proposal:	Installation of roof lights on the front rear and side facing roof slopes.		
Application No:	HGY/2016/0565	Officer:	Neil Collins
Decision:	GTD	Decision Date:	19/04/2016
Location:	Heartlands High School Station Road N22 7ST		
Proposal:	Construction of one single storey and one two storey temporary building to accommodate an additional 36 pupils		

Application No: **HGY/2016/0582** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/04/2016
 Location: Quicksilver Place Western Road N22 6XH
 Proposal: Replacement of existing roof and raising of building height by 100mm. Replacement of existing rooflights with new.

Application No: **HGY/2016/0595** Officer: Wendy Robinson
 Decision: REF Decision Date: 24/03/2016
 Location: 81 Hewitt Avenue N22 6QH
 Proposal: Loft conversion and rear dormer

Application No: **HGY/2016/0604** Officer: Neil Collins
 Decision: GTD Decision Date: 04/04/2016
 Location: 28 + 28a Meads Road N22 6SH
 Proposal: Replacement of timber windows and doors with timber on front elevation and upvc on rear.

PNE Applications Decided: 2

Application No: **HGY/2016/0361** Officer: Neil Collins
 Decision: PN NOT REQ Decision Date: 11/03/2016
 Location: 5 Coombe Road N22 5LB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.9m

Application No: **HGY/2016/0655** Officer: Neil Collins
 Decision: PN NOT REQ Decision Date: 01/04/2016
 Location: 18 Hornsey Park Road N8 0JP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 6

Application No: **HGY/2016/0392** Officer: Aaron Lau
 Decision: GTD Decision Date: 31/03/2016
 Location: Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8
 Proposal: Partial discharge to Condition 12 (landscaping protection of existing trees) attached to planning permission HGY/2013/2455

Application No: **HGY/2016/0393** Officer: Aaron Lau
 Decision: GTD Decision Date: 22/04/2016
 Location: Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8
 Proposal: Partial discharge of Condition 14 (boundary treatment) at site preparation phase attached to planning permission HGY/2013/2455

Application No: **HGY/2016/0394** Officer: Aaron Lau
 Decision: GTD Decision Date: 31/03/2016
 Location: Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8
 Proposal: Partial discharge of Condition 19 (method of piling) attached to planning permission HGY/2013/2455

Application No:	HGY/2016/0395	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	22/04/2016
Location:	Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8		
Proposal:	Partial discharge of Condition 21 (Hoardings) at site preparation phase attached to planning permission HGY/2013/2455		
Application No:	HGY/2016/0396	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	22/04/2016
Location:	Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8		
Proposal:	Partial discharge of Condition 43 (structural survey) at site preparation phase attached to planning permission HGY/2013/2455		
Application No:	HGY/2016/0528	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	14/04/2016
Location:	Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8		
Proposal:	Approval of details pursuant to condition 35 (provision of electric vehicle charging point) attached to planning permission HGY/2011/0612		

Total Applications Decided for Ward: 35

WARD: Northumberland Park

CLDE Applications Decided: 1

Application No:	HGY/2016/0019	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/04/2016
Location:	12 Park Avenue Road N17 0HX		
Proposal:	Certificate of lawfulness for retention of 2 x 1 bed flats		

CLUP Applications Decided: 1

Application No:	HGY/2016/0707	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	06/04/2016
Location:	99 Manor Road N17 0JG		
Proposal:	Certificate of lawfulness for loft conversion and single storey rear extension.		

COND Applications Decided: 1

Application No:	HGY/2016/0509	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	05/04/2016
Location:	70A Willoughby Lane N17 0SP		
Proposal:	Removal of condition 3 (cycle parking facilities) attached to planning permission HGY/2015/3053 as it is no longer essential to the development		

FUL Applications Decided: 3

Application No:	HGY/2016/0163	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	10/03/2016
Location:	23 Ruskin Road N17 8ND		
Proposal:	Conversion of end of terrace house to 2 self-contained flats (1 x 2 bed and 1 x 1 bed)		

Application No: **HGY/2016/0355** Officer: Samuel Uff
 Decision: REF Decision Date: 29/03/2016
 Location: 259 Waverley Road N17 0PX
 Proposal: Erection of 1 x 3 bed end of terrace house

Application No: **HGY/2016/0445** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/04/2016
 Location: 7B St Pauls Road N17 0NB
 Proposal: Application of external wall insulation

LCD Applications Decided: 1

Application No: **HGY/2016/0486** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 11/04/2016
 Location: The Eric Allen Centre Kenneth Robbins House Northumberland Park N17 0QA
 Proposal: Change of use from community centre (D1) to mixed use shop (A1), cafe (A3) and community centre (D1).

NON Applications Decided: 2

Application No: **HGY/2016/0305** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/02/2016
 Location: 3 Foyle Road N17 0NL
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/2967 to amend eaves detail, raising height by 60mm, and to reduce overall roof height at ridge by 75mm

Application No: **HGY/2016/0463** Officer: Aaron Lau
 Decision: GTD Decision Date: 14/03/2016
 Location: Units B and C Mowlem Trading Estate Leaside Road N17 0QJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/1321 to propose changes to the generator supplier and requirements to facilitate installation.

PNC Applications Decided: 1

Application No: **HGY/2016/0415** Officer: Nanayaa Ampoma
 Decision: PN GRANT Decision Date: 04/04/2016
 Location: 66A Willoughby Lane N17 0SP
 Proposal: Prior approval for change of use from B1 (a) (Office) to C3 (dwelling house) 6x flats.

RES Applications Decided: 5

Application No: **HGY/2014/1532** Officer: Neil McClellan
 Decision: GTD Decision Date: 29/03/2016
 Location: Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP
 Proposal: Approval of details pursuant to Condition 13 (rear boundary works) attached to planning permission HGY/2010/1000

Application No: **HGY/2016/0438** Officer: Wendy Robinson
 Decision: GTD Decision Date: 13/04/2016
 Location: Rear of 74A Manor Road N17 0JJ
 Proposal: Approval of Details pursuant to condition 4 (desktop study) attached to planning permission HGY/2015/1071

Application No: **HGY/2016/0474** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 11/03/2016
 Location: 48 Coniston Road N17 0EX
 Proposal: Approval of details pursuant to condition 3 (provision of refuse and waste storage and recycling facilities) attached to planning permission HGY/2014/3525

Application No: **HGY/2016/0507** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 11/03/2016
 Location: 70A Willoughby Lane N17 0SP
 Proposal: Approval of details pursuant to condition 4 (refuse, waste storage and recycling) attached to planning permission HGY/2015/3053

Application No: **HGY/2016/0508** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 08/04/2016
 Location: 70A Willoughby Lane N17 0SP
 Proposal: Approval of details pursuant to condition 5 (Management Plan) attached to planning permission HGY/2015/3053

Total Applications Decided for Ward: 15

WARD: **St Anns**

ADV Applications Decided: 1

Application No: **HGY/2016/0241** Officer: Wendy Robinson
 Decision: GTD Decision Date: 02/03/2016
 Location: 734 Seven Sisters Road N15 5NH
 Proposal: Replacement of an existing externally illuminated sheet advertising with display of one internally illuminated digital LED sheet advertising

CLUP Applications Decided: 5

Application No: **HGY/2016/0456** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 24/03/2016
 Location: 174 Haringay Road N15 3HL
 Proposal: Certificate of lawfulness for loft conversion

Application No: **HGY/2016/0471** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 17/03/2016
 Location: 24 Brampton Road N15 3SX
 Proposal: Certificate of lawfulness for a rear roof dormer extension including loft conversion.

Application No: **HGY/2016/0765** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 21/04/2016
 Location: 21 Abbotsford Avenue N15 3BT
 Proposal: Certificate of lawfulness for rear roof dormer extension

Application No: **HGY/2016/0781** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 21/04/2016
 Location: 42 Black Boy Lane N15 3AR
 Proposal: Certificate of Lawfulness for a rear roof dormer extension

Application No: **HGY/2016/1090** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 20/04/2016
 Location: 14 Portland Gardens N4 1HU
 Proposal: Certificate of Lawfulness for proposed rear dormer roof extension

COND Applications Decided: 1

Application No: **HGY/2016/0602** Officer: Wendy Robinson
 Decision: GTD Decision Date: 15/04/2016
 Location: Abbot Villa 1C Abbotsford Avenue N15 3BT
 Proposal: Removal of condition 1 (use of property as residential dwelling for named persons) attached to planning permission HGY/2008/0604 in order to allow future use of property as general residential.

FLEX Applications Decided: 1

Application No: **HGY/2016/0833** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 31/03/2016
 Location: 13 Grand Parade N4 1LA
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from (31/03/2016): Existing Use Class A1 - (Retail) Proposed Use Class A3 (Restaurants and cafes)

FUL Applications Decided: 10

Application No: **HGY/2015/2898** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 21/04/2016
 Location: 10 Vicarage Parade West Green Road N15 3BL
 Proposal: Erection of a 4 storey building comprising retail unit (A1) at ground floor and 4 residential dwellings comprising 3 x 1 bed units and 1 x 2 bed unit

Application No: **HGY/2016/0106** Officer: Samuel Uff
 Decision: GTD Decision Date: 07/03/2016
 Location: 30A Grand Parade N4 1LG
 Proposal: Erection of first floor rear Terrace.

Application No: **HGY/2016/0175** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 11/03/2016
 Location: 446 St Anns Road N15 3JH
 Proposal: Erection of a rear roof extension, 2x rooflights to front roof slope and change of use of property to dwellinghouse.

Application No: **HGY/2016/0192** Officer: Neil Collins
 Decision: GTD Decision Date: 02/03/2016
 Location: 13 Grand Parade N4 1LA
 Proposal: Formation of dormer roof extension to rear roof slope

Application No: **HGY/2016/0201** Officer: David Farndon
 Decision: REF Decision Date: 15/03/2016
 Location: Southdown Villas St Anns Road N15 3SS
 Proposal: Demolition of existing garage and erection of a 2-storey 1-bedroom property with a 2m balcony on first floor level

Application No: **HGY/2016/0212** Officer: Samuel Uff
 Decision: GTD Decision Date: 15/03/2016
 Location: 5 Ascot Road N15 5RA
 Proposal: Proposed single storey rear extension to create disabled person's bedroom and shower.

Application No: **HGY/2016/0245** Officer: Wendy Robinson
 Decision: GTD Decision Date: 25/02/2016
 Location: 150 Haringay Road N15 3HL
 Proposal: Erection of single storey part side and part rear extension and alterations to rear roof slope.

Application No: **HGY/2016/0292** Officer: Wendy Robinson
 Decision: GTD Decision Date: 29/02/2016
 Location: 69 Etherley Road N15 3AL
 Proposal: Conversion of two self contained flats into one single dwelling and associated alterations.

Application No: **HGY/2016/0369** Officer: Neil Collins
 Decision: GTD Decision Date: 11/03/2016
 Location: 86 Avondale Road N15 3SH
 Proposal: Erection of single storey rear extension following demolition of existing and alterations to rear ground floor windows on side elevation.

Application No: **HGY/2016/0400** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/03/2016
 Location: 54A Haringay Road N15 3JD
 Proposal: Construction of a rear roof dormer extension with conversion to habitable loft space.

LCD Applications Decided: 1

Application No: **HGY/2016/0199** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 15/03/2016
 Location: 155, 157, 161-169, 183, 185, 203, 205 + 211 Cornwall Road N15 5AX
 Proposal: Replacement PVCu windows and doors.

PNE Applications Decided: 3

Application No: **HGY/2016/0490** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 23/03/2016
 Location: 66 Haringay Road N15 3HX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.12m and for which the height of the eaves would be 2.87m

Application No: **HGY/2016/0682** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 15/04/2016
 Location: 42 Black Boy Lane N15 3AR
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.6m, for which the maximum height would be 2.776m and for which the height of the eaves would be 2.976m

Application No: **HGY/2016/0723** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 15/04/2016
 Location: 109 Black Boy Lane N15 3AS
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.354m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m

RES Applications Decided: 1

Application No: **HGY/2016/0272** Officer: Anthony Traub
 Decision: REF Decision Date: 21/03/2016
 Location: 261 West Green Road N15 3BH
 Proposal: Approval of details pursuant to condition 3 (refuse, waste storage and recycling provision) attached to planning permission HGY/2009/1711

Total Applications Decided for Ward: 23WARD: **Seven Sisters****CLUP Applications Decided: 4**

Application No: **HGY/2016/0099** Officer: Nanayaa Ampoma
 Decision: PERM REQ Decision Date: 07/03/2016
 Location: 45 Hillside Road N15 6LU
 Proposal: Certificate of Lawfulness for a dormer loft extension

Application No: **HGY/2016/0313** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 11/03/2016
 Location: 130 Fairview Road N15 6TR
 Proposal: Certificate of lawfulness for rear roof extension

Application No: **HGY/2016/0339** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 11/03/2016
 Location: 21 Norfolk Avenue N15 6JX
 Proposal: Certificate of lawfulness for a single storey rear extension

Application No: **HGY/2016/0571** Officer: Samuel Uff
 Decision: PERM REQ Decision Date: 19/04/2016
 Location: 132 Wargrave Avenue N15 6UA
 Proposal: Certificate of lawfulness for rear first floor extension

FUL Applications Decided: 27

Application No: **HGY/2015/0317** Officer: Malachy McGovern
 Decision: GTD Decision Date: 13/04/2016
 Location: 92 Wargrave Avenue N15 6UA
 Proposal: Retrospective planning permission for New 'type 2b' loft conversion.

Application No:	HGY/2015/3374	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/04/2016
Location:	84 Crowland Road N15 6UU		
Proposal:	Formation of double storey loft conversion and erection of 3m ground floor rear extension.		
Application No:	HGY/2015/3506	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	16/03/2016
Location:	Chilli Works 91A Vale Road N4 1TF		
Proposal:	Change of use from B1 (Office/Storage) to C3 (residential), 2x 1 bedroom flat, 1x 3 bedroom flat		
Application No:	HGY/2015/3510	Officer:	Nanayaa Ampoma
Decision:	REF	Decision Date:	12/04/2016
Location:	57-76 Ermine Road N15 6DE		
Proposal:	Erect bin store.		
Application No:	HGY/2015/3581	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	14/03/2016
Location:	43 Fairview Road N15 6LH		
Proposal:	Erection of additional storey 'Type 3'.		
Application No:	HGY/2015/3658	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	10/03/2016
Location:	83 Fairview Road N15 6TT		
Proposal:	Erection of additional storey "Type 3" and first floor rear extension		
Application No:	HGY/2015/3700	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	23/02/2016
Location:	5 Hillside Road N15 6LU		
Proposal:	Erection of single storey rear and side extension		
Application No:	HGY/2016/0105	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	07/03/2016
Location:	20 Thorpe Road N15 6NR		
Proposal:	Remodelling of existing first floor flat and erection of new dormer window within rear roof slope		
Application No:	HGY/2016/0113	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	08/03/2016
Location:	4 Varray Road N15 6PT		
Proposal:	Raise existing ground floor and convert existing basement into a studio flat.		
Application No:	HGY/2016/0120	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	08/03/2016
Location:	145 Fairview Road N15 6TS		
Proposal:	Erection of ground floor (infill) extension.		

Application No:	HGY/2016/0184	Officer:	Samuel Uff	Decision Date:	11/03/2016
Decision:	GTD				
Location:	79 Wellington Avenue N15 6AX				
Proposal:	Erection of additional storey "Type 3"				
Application No:	HGY/2016/0223	Officer:	Nanayaa Ampoma	Decision Date:	04/04/2016
Decision:	GTD				
Location:	2 Holmdale Terrace N15 6PP				
Proposal:	Excavation of basement to form family room with one rear and two front vent shafts.				
Application No:	HGY/2016/0239	Officer:	Samuel Uff	Decision Date:	17/03/2016
Decision:	REF				
Location:	Rear of 64 Wellington Avenue N15 6BA				
Proposal:	Remodel the existing garage and change the use to an office.				
Application No:	HGY/2016/0278	Officer:	Robbie McNaugher	Decision Date:	21/03/2016
Decision:	REF				
Location:	38 Elm Park Avenue N15 6AU				
Proposal:	Erection of ground floor rear extension.				
Application No:	HGY/2016/0335	Officer:	Nanayaa Ampoma	Decision Date:	24/03/2016
Decision:	GTD				
Location:	6 Clifton Gardens N15 6AP				
Proposal:	Formation of Type 3 loft extension.				
Application No:	HGY/2016/0363	Officer:	Samuel Uff	Decision Date:	30/03/2016
Decision:	GTD				
Location:	24 Riverside Road N15 6DA				
Proposal:	Erection of an additional 'type 3' storey extension.				
Application No:	HGY/2016/0383	Officer:	Samuel Uff	Decision Date:	31/03/2016
Decision:	REF				
Location:	127 Craven Park Road N15 6BP				
Proposal:	Erection of rear dormer extension to infill				
Application No:	HGY/2016/0384	Officer:	Samuel Uff	Decision Date:	31/03/2016
Decision:	REF				
Location:	127 Craven Park Road N15 6BP				
Proposal:	Erection of rear first floor side infill				
Application No:	HGY/2016/0405	Officer:	Samuel Uff	Decision Date:	01/04/2016
Decision:	GTD				
Location:	22 Ferndale Road N15 6UE				
Proposal:	Formation of loft conversion with a rear dormer extension, a rear roof terrace and roof lights to front elevation				

Application No:	HGY/2016/0423	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	05/04/2016
Location:	124 Craven Park Road N15 6AB		
Proposal:	Erection of additional storey "Type 3"		
Application No:	HGY/2016/0424	Officer:	Nanayaa Ampoma
Decision:	REF	Decision Date:	07/04/2016
Location:	108 High Road N15 6JR		
Proposal:	Erection of rear first and second floor extensions, rear dormer and creation of 2x flats.		
Application No:	HGY/2016/0477	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	11/04/2016
Location:	81 Fairview Road N15 6TT		
Proposal:	Erection of rear first floor extension.		
Application No:	HGY/2016/0504	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	07/04/2016
Location:	94A Hermitage Road N4 1NL		
Proposal:	Formation of loft conversion with rear dormer and front rooflights		
Application No:	HGY/2016/0514	Officer:	Duncan McKane
Decision:	REF	Decision Date:	13/04/2016
Location:	84 Hermitage Road N4 1NL		
Proposal:	Formation of loft conversion		
Application No:	HGY/2016/0586	Officer:	Samuel Uff
Decision:	REF	Decision Date:	21/04/2016
Location:	132 Wargrave Avenue N15 6UA		
Proposal:	Excavation of basement plus first floor rear extension.		
Application No:	HGY/2016/0596	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/04/2016
Location:	65 Vartry Road N15 6PS		
Proposal:	Conversion of existing first floor window opening to doorway on rear elevation. Installation of new external spiral staircase from door opening to garden. Installation of new soil pipe to side elevation and replacement of existing soil and vent pipe to rear elevation		
Application No:	HGY/2016/0597	Officer:	Samuel Uff
Decision:	REF	Decision Date:	22/04/2016
Location:	124 Craven Park Road N15 6AB		
Proposal:	Retrospective consent to regularise ground floor extension and excavation works to provide basement level.		

Application No: **HGY/2016/0258** Officer: Nanayaa Ampoma
 Decision: PN REFUSED Decision Date: 18/03/2016
 Location: 37A Craven Park Road N15 6AA
 Proposal: Prior Approval for change of use from B1(a) (office) to C3 (dwellinghouse)

PNE Applications Decided: 7

Application No: **HGY/2016/0250** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 09/03/2016
 Location: 6 Barry Avenue N15 6AD
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0324** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 15/03/2016
 Location: 81 Fairview Road N15 6TT
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5.6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0359** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 18/03/2016
 Location: 118 Castlewood Road N15 6BE
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0398** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 22/03/2016
 Location: 168 Gladesmore Road N15 6TH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0472** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 23/03/2016
 Location: 82 Wargrave Avenue N15 6UA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0591** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 04/04/2016
 Location: 62 Rostrevor Avenue N15 6LP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0642** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 14/04/2016
 Location: 120 Castlewood Road N15 6BE
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m

RES Applications Decided: 5

Application No:	HGY/2016/0040	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	29/02/2016
Location:	110 High Road N15 6JR		
Proposal:	Approval of details pursuant to Condition 6 (Refuse and waste storage facilities and recycling) attached to planning permission HGY/2015/0441.		
Application No:	HGY/2016/0041	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	29/02/2016
Location:	110 High Road N15 6JR		
Proposal:	Approval of details pursuant to Condition 7 (Boundary Treatment) attached to planning permission HGY/2015/0441.		
Application No:	HGY/2016/0349	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	29/03/2016
Location:	24 Gladesmore Road N15 6TB		
Proposal:	Approval of details pursuant to condition 5 (construction method statement) attached to planning permission HGY/2015/1176		
Application No:	HGY/2016/0350	Officer:	Nanayaa Ampoma
Decision:	REF	Decision Date:	29/03/2016
Location:	24 Gladesmore Road N15 6TB		
Proposal:	Approval of details pursuant to condition 6 (hydrological and hydro-geological impacts report) attached to planning permission HGY/2015/1176		
Application No:	HGY/2016/0589	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	23/03/2016
Location:	110 High Road N15 6JR		
Proposal:	Approval of details pursuant to condition 4 (Level 4 of the Code for Sustainable Homes) attached to planning permission HGY/2015/0441.		

Total Applications Decided for Ward: 44

WARD: **Stroud Green**

CLUP Applications Decided: 3

Application No:	HGY/2016/0051	Officer:	Tobias Finlayson
Decision:	PERM DEV	Decision Date:	01/03/2016
Location:	10 Beatrice Road N4 4PD		
Proposal:	Certificate of Lawfulness for a single storey rear extension		
Application No:	HGY/2016/0269	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	11/03/2016
Location:	105 Weston Park N8 9PR		
Proposal:	Certificate of lawfulness for formation of new roof extension to existing outrigger		
Application No:	HGY/2016/0476	Officer:	Valerie Okeiyi
Decision:	PERM REQ	Decision Date:	11/04/2016
Location:	23 Mayfield Road N8 9LL		
Proposal:	Certificate of lawfulness for single storey side infill extension		

FUL Applications Decided: 25

Application No:	HGY/2015/3037	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	02/03/2016
Location:	6 Uplands Road N8 9NL		
Proposal:	Erection of rear single storey extension.		
Application No:	HGY/2015/3159	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	07/03/2016
Location:	76 Florence Road N4 4DP		
Proposal:	Erection of side rear extension		
Application No:	HGY/2015/3709	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	09/03/2016
Location:	16 Quernmore Road N4 4QX		
Proposal:	Conversion from four non-self-contained flats into four two bed self-contained flats, erection of rear extension and excavation and extension to the front at lower ground floor level.		
Application No:	HGY/2016/0002	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/02/2016
Location:	Ground Floor Flat 24 Albany Road N4 4RJ		
Proposal:	Erection of a single storey rear extension.		
Application No:	HGY/2016/0071	Officer:	David Farndon
Decision:	GTD	Decision Date:	02/03/2016
Location:	33 Oakfield Road N4 4NP		
Proposal:	Internal reconfiguration to create an additional residential annex by subdividing the existing dwelling into two. External works including insertion of bi-fold doors and swing door to rear elevation. Demolition of existing rear lean-to, to be replaced by slightly larger rear extension.		
Application No:	HGY/2016/0083	Officer:	David Farndon
Decision:	GTD	Decision Date:	04/03/2016
Location:	40 Marquis Road N4 3AP		
Proposal:	Construction of single storey rear and side infill extension, with skylight over flat roof at rear and pitch roof with velux roof lights on the side infill extension, following the demolition of existing rear extension		
Application No:	HGY/2016/0087	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	07/04/2016
Location:	47 Upper Tollington Park N4 4DD		
Proposal:	Erection of a rear extension and insertion of two new rooflights at upper roof level.		
Application No:	HGY/2016/0108	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/03/2016
Location:	70 Stapleton Hall Road N4 4QA		
Proposal:	Amendments to existing single storey rear extension.		
Application No:	HGY/2016/0140	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/03/2016
Location:	Ground Floor Flat 9 Oakfield Road N4 4NH		
Proposal:	Erection of single storey rear and side infill extension to ground floor flat.		

Application No:	HGY/2016/0144	Officer:	David Farndon
Decision:	REF	Decision Date:	09/03/2016
Location:	Flat C 3 Florence Road N4 4BU		
Proposal:	Formation of loft conversion with rear dormer and two rooflights to front roofslope		
Application No:	HGY/2016/0182	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	23/03/2016
Location:	Flat 2 Farnfields Court Oakfield Road N4 4LA		
Proposal:	Replacement timber windows and door with white uPVC windows and door		
Application No:	HGY/2016/0252	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/03/2016
Location:	48 Lancaster Road N4 4PR		
Proposal:	Demolition of the existing rear extension and the creation of a new single storey rear extension and side return. Lowering of ground floor at rear by 600mm.		
Application No:	HGY/2016/0264	Officer:	David Farndon
Decision:	GTD	Decision Date:	21/03/2016
Location:	Flat 7 Farnfields Court Oakfield Road N4 4LA		
Proposal:	Replacement of existing timber single-glazed windows and doors with uPVC double-glazed units.		
Application No:	HGY/2016/0280	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/03/2016
Location:	8 Ossian Road N4 4EA		
Proposal:	Formation of loft conversion to provide extra bedroom including rear dormer.		
Application No:	HGY/2016/0347	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	29/03/2016
Location:	Flat 5 41 Nelson Road N8 9RX		
Proposal:	Erection of rear extension at second floor level over previously approved first floor extension.		
Application No:	HGY/2016/0377	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/03/2016
Location:	96 Florence Road N4 4DR		
Proposal:	Proposed single storey rear extension		
Application No:	HGY/2016/0411	Officer:	David Farndon
Decision:	REF	Decision Date:	04/04/2016
Location:	30 Uplands Road N8 9NL		
Proposal:	Formation of rear dormer, insertion of front roof lights, demolition of existing rear utility room and erection of full width rear ground floor extension, installation of existing widows and addition of bike store to front garden.		
Application No:	HGY/2016/0418	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	04/04/2016
Location:	12 Lancaster Road N4 4PP		
Proposal:	Formation of rear dormer and insertion of front and rear rooflights		

Application No:	HGY/2016/0429	Officer:	Valerie Okeiyi	Decision Date:	06/04/2016
Decision:	GTD				
Location:	23 Dagmar Road N4 4NY				
Proposal:	Formation of rear dormer roof extension and insertion of three front roof lights.				
Application No:	HGY/2016/0548	Officer:	Adam Flynn	Decision Date:	18/04/2016
Decision:	GTD				
Location:	27 Ferme Park Road N4 4EB				
Proposal:	Erection of outbuilding in rear garden for use as shed and garden office.				
Application No:	HGY/2016/0549	Officer:	Duncan McKane	Decision Date:	18/04/2016
Decision:	GTD				
Location:	65 Victoria Road N4 3SN				
Proposal:	Erection of single storey rear extension and improvements to existing garage				
Application No:	HGY/2016/0551	Officer:	Valerie Okeiyi	Decision Date:	18/04/2016
Decision:	REF				
Location:	87 Stapleton Hall Road N4 4RH				
Proposal:	Loft extension and conversion to include front and rear dormers, replacement of front and rear elevation windows with timber sashes, and replacement front door.				
Application No:	HGY/2016/0552	Officer:	Valerie Okeiyi	Decision Date:	18/04/2016
Decision:	GTD				
Location:	87 Stapleton Hall Road N4 4RH				
Proposal:	Removal of existing rear lean to extension and erection of a single storey side outrigger extension and landscaping.				
Application No:	HGY/2016/0554	Officer:	Valerie Okeiyi	Decision Date:	18/04/2016
Decision:	GTD				
Location:	16 Albert Road N4 3RW				
Proposal:	Erection of single storey rear / side extension				
Application No:	HGY/2016/0568	Officer:	Sarah Madondo	Decision Date:	19/04/2016
Decision:	GTD				
Location:	35 Oakfield Road N4 4NP				
Proposal:	Erection of garden shed				

LCD Applications Decided: 2

Application No:	HGY/2016/0231	Officer:	Valerie Okeiyi	Decision Date:	17/03/2016
Decision:	GTD				
Location:	18 & 20 Osborne Road N4 3SF				
Proposal:	Replacement of timber windows and doors				
Application No:	HGY/2016/0232	Officer:	Valerie Okeiyi	Decision Date:	17/03/2016
Decision:	GTD				
Location:	22 Osborne Road N4 3SF				
Proposal:	Replacement of timber windows and doors				

NON Applications Decided: 2

Application No: **HGY/2016/0251** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 23/02/2016
 Location: 53 Oakfield Road N4 4LD
 Proposal: Non material amendment following a grant of planning permission HGY/2013/0727 to alter and add fenestration and move building line of approved dormers.

Application No: **HGY/2016/0607** Officer: Adam Flynn
 Decision: GTD Decision Date: 23/03/2016
 Location: 51 Lorne Road N4 3RU
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/2656 to reduce depth of rear side extension

TEL Applications Decided: 1

Application No: **HGY/2016/0038** Officer: Matthew Gunning
 Decision: GTD Decision Date: 16/03/2016
 Location: Video Court Mount View Road N4 4SJ
 Proposal: Removing 6no. existing antennas and replacing them with 6no. new antennas. Installing 6no. RRUs (Remote Radio Units) on existing antenna support poles. The proposal also involves removing all equipment from the internal equipment room and installing 4no. new equipment cabinets and associated equipment on new steelwork grillage located above the existing plant room and works ancillary thereto.

TPO Applications Decided: 4

Application No: **HGY/2016/0030** Officer: Matthew Gunning
 Decision: GTD Decision Date: 16/03/2016
 Location: Video Court Mount View Road N4 4SJ
 Proposal: Tree works to include various works to various trees.

Application No: **HGY/2016/0457** Officer: Sarah Madondo
 Decision: GTD Decision Date: 08/04/2016
 Location: 13 Uplands Road N8 9NN
 Proposal: Tree works to include crown reduction back to most recent pruning points of 1 x Lime tree

Application No: **HGY/2016/0480** Officer: Sarah Madondo
 Decision: GTD Decision Date: 11/04/2016
 Location: 23A Albert Road N4 3RR
 Proposal: Tree works to include pollarding and thinning out of 1 x London Plane tree

Application No: **HGY/2016/0506** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 13/04/2016
 Location: 175 Mount View Road N4 4JT
 Proposal: Tree works to include felling to ground level of 1 x Lime tree

Total Applications Decided for Ward: 37WARD: **Tottenham Green****ADV Applications Decided: 2**

Application No: **HGY/2015/2206** Officer: Duncan McKane
 Decision: GTD Decision Date: 18/04/2016
 Location: College of Haringey, Enfield and North East London High Road N15 4RU
 Proposal: Display of 4x non-illuminated vinyl banner signs.

Application No: **HGY/2016/0540** Officer: Duncan McKane
 Decision: GTD Decision Date: 15/04/2016
 Location: 84 West Green Road N15 5NS
 Proposal: Display of 1 x internally illuminated fascia sign

CLDE Applications Decided: 2

Application No: **HGY/2015/3247** Officer: Sarah Madondo
 Decision: GTD Decision Date: 22/02/2016
 Location: 2 Beaconsfield Road N15 4SJ
 Proposal: Certificate of lawfulness for use as two self contained flats.

Application No: **HGY/2016/0227** Officer: David Farndon
 Decision: GTD Decision Date: 17/03/2016
 Location: Rear Flat 77 Broad Lane N15 4DW
 Proposal: Certificate of lawfulness for use as a flat

CLUP Applications Decided: 2

Application No: **HGY/2016/0498** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 06/04/2016
 Location: 51 Roslyn Road N15 5JB
 Proposal: Certificate of Lawfulness to create a dormer with Juliet balcony to the existing rear roof slope and roof lights to front roof slope.

Application No: **HGY/2016/0624** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 06/04/2016
 Location: 3 Summerhill Road N15 4HF
 Proposal: Certificate of lawfulness for erection of rear single storey extension

FUL Applications Decided: 12

Application No: **HGY/2014/2366** Officer: Sarah Madondo
 Decision: GTD Decision Date: 23/03/2016
 Location: 2 Lawrence Yard N15 4EG
 Proposal: Addition of further two storeys to existing industrial building.

Application No: **HGY/2015/3672** Officer: Eoin Concannon
 Decision: REF Decision Date: 18/03/2016
 Location: 13 Colless Road N15 4NR
 Proposal: Erection of a part 2 and part 3 story rear extension with roof formation.

Application No:	HGY/2016/0189	Officer:	David Farndon
Decision:	REF	Decision Date:	14/03/2016
Location:	207A Philip Lane N15 4HL		
Proposal:	Extensions and alterations to property to provide one bedroom two person residential unit.		
Application No:	HGY/2016/0217	Officer:	David Farndon
Decision:	GTD	Decision Date:	16/03/2016
Location:	679-685 Seven Sisters Road N15 5LA		
Proposal:	Erection of new flat roof building to the existing rear courtyard.		
Application No:	HGY/2016/0287	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	22/03/2016
Location:	44 Summerhill Road N15 4HD		
Proposal:	Demolition of existing rear extension and construction of new rear extension.		
Application No:	HGY/2016/0346	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	29/03/2016
Location:	Ground Floor Flat 34 Seaford Road N15 5DY		
Proposal:	Erection of single storey rear extension and infill extension.		
Application No:	HGY/2016/0360	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	30/03/2016
Location:	34 Seaford Road N15 5DY		
Proposal:	Loft conversion with a rear dormer and rooflights to front roofslope.		
Application No:	HGY/2016/0371	Officer:	Nanayaa Ampoma
Decision:	REF	Decision Date:	31/03/2016
Location:	83 Beaconsfield Road N15 4SH		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2016/0402	Officer:	Samuel Uff
Decision:	REF	Decision Date:	01/04/2016
Location:	3- 7 West Green Road N15 5BX		
Proposal:	Re-development of a two storey building at the rear of the existing building and designing a new mansard roof at the front to form a new loft conversion development containing eight self contained residential flats.		
Application No:	HGY/2016/0417	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	22/04/2016
Location:	101 Roslyn Road N15 5JB		
Proposal:	Erection of rear extensions		
Application No:	HGY/2016/0539	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	15/04/2016
Location:	84 West Green Road N15 5NS		
Proposal:	Retention of ATM to front elevation		

Application No: **HGY/2016/0581** Officer: Laurence Ackrill
 Decision: REF Decision Date: 21/04/2016
 Location: 11-13 Lawrence Road N15 4EN
 Proposal: Loft conversion with 2 rear dormers, erection of first floor extension to rear, subdivision of first floor flat into 3 self contained studios and reposition of staircase and front door to shop front

LCD Applications Decided: 4

Application No: **HGY/2016/0128** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 09/03/2016
 Location: 19 & 19A Bedford Road N15 4HA
 Proposal: Replacement of timber windows.

Application No: **HGY/2016/0129** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 09/03/2016
 Location: 28-30 Dorset Road N15 5AJ
 Proposal: Replacement of timber windows.

Application No: **HGY/2016/0131** Officer: Anthony Traub
 Decision: GTD Decision Date: 22/02/2016
 Location: 46 & 46A Grove Park Road N15 4SN
 Proposal: Replacement with timber and PVCu windows and doors

Application No: **HGY/2016/0132** Officer: Anthony Traub
 Decision: GTD Decision Date: 22/02/2016
 Location: 48 & 48A Grove Park Road N15 4SN
 Proposal: Replacement with timber and PVCu windows and doors

PNE Applications Decided: 2

Application No: **HGY/2016/0616** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 04/04/2016
 Location: 167 Broad Lane N15 4QT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m.

Application No: **HGY/2016/0766** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 15/04/2016
 Location: 17 Seaford Road N15 5DU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 2

Application No: **HGY/2015/3347** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/04/2016
 Location: 332-334 High Road N15 4BN
 Proposal: Approval of details pursuant to conditions , 8 (management of demolition and construction dust) attached to planning permission HGY/2014/1105

Application No: **HGY/2016/0437** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 23/03/2016
 Location: 251-253 High Road N15 5BT
 Proposal: Approval of Details pursuant to condition 3 (Method of Construction Statement) attached to planning permission HGY/2015/3276

Total Applications Decided for Ward: 26

WARD: **Tottenham Hale**

ADV Applications Decided: 2

Application No: **HGY/2015/1472** Officer: Eoin Concannon
 Decision: GTD Decision Date: 26/02/2016
 Location: 530-536 High Road N17 9SX
 Proposal: Display of 7 x externally illuminated fascia signs

Application No: **HGY/2016/0169** Officer: Aaron Lau
 Decision: REF Decision Date: 10/03/2016
 Location: 638A High Road N17 0FD
 Proposal: Display of 3 x externally illuminated fascia signs and 6 x non-illuminated vinyl signs

CLDE Applications Decided: 1

Application No: **HGY/2016/0364** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 30/03/2016
 Location: 65 Shelbourne Road N17 0JU
 Proposal: Certificate of Lawfulness to retain ground floor Flat A and First floor Flat B

CLUP Applications Decided: 4

Application No: **HGY/2016/0202** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 23/02/2016
 Location: 28 Buller Road N17 9BH
 Proposal: Certificate of lawfulness for formation of rear dormer

Application No: **HGY/2016/0204** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 03/03/2016
 Location: 73 Holcombe Road N17 9AR
 Proposal: Certificate of lawfulness for a loft extension

Application No: **HGY/2016/0442** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 22/03/2016
 Location: 110 Rosebery Avenue N17 9SB
 Proposal: Certificate of Lawfulness for a loft conversion with rear and side dormer extension and 2no. roof lights to the front roof slope

Application No: **HGY/2016/0764** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 06/04/2016
 Location: 33 Sherringham Avenue N17 9RS
 Proposal: Certificate of lawfulness for rear dormer and front rooflights

EIA2 Applications Decided: 1

Application No: **HGY/2016/0096** Officer: Robbie McNaugher
 Decision: EIANOTREQ Decision Date: 21/03/2016
 Location: Land at Hale Wharf Ferry Lane N17 9NF
 Proposal: Request for a Scoping Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

FUL Applications Decided: 8

Application No: **HGY/2015/1471** Officer: Eoin Concannon
 Decision: GTD Decision Date: 26/02/2016
 Location: 530-536 High Road N17 9SX
 Proposal: Installation of new shopfront

Application No: **HGY/2015/3158** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/03/2016
 Location: Unit 5 ,Grove Business Centre 560-568 High Road N17 9TA
 Proposal: Change of use from A1 to a mixture of A3, A4 and A5.

Application No: **HGY/2015/3620** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/03/2016
 Location: Upper Flat 408 High Road N17 9JB
 Proposal: Erection of second floor rear extension to convert the residential flat to 4 x HMO (house in multiple occupation).

Application No: **HGY/2016/0021** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 24/02/2016
 Location: 36 Spencer Road N17 9UU
 Proposal: Erection of rear extension

Application No: **HGY/2016/0022** Officer: David Farndon
 Decision: REF Decision Date: 25/02/2016
 Location: 105 Thackeray Avenue N17 9DU
 Proposal: External alterations to facilitate a further room to existing HMO, with lights to front roof slope.

Application No: **HGY/2016/0137** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 09/03/2016
 Location: 24 Sherringham Avenue N17 9RN
 Proposal: Erection of rear and front dormers and associated alterations

Application No: **HGY/2016/0307** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 24/03/2016
 Location: 73 Holcombe Road N17 9AR
 Proposal: Erection of single storey ground floor rear extension plus insertion of two rooflights.

Application No: **HGY/2016/0365** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 30/03/2016
 Location: Ground Floor Flat A 125 Dowsett Road N17 9DN
 Proposal: New single storey rear extension

FULM Applications Decided: 1

Application No: **HGY/2015/3096** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 01/04/2016
 Location: Harris Academy and Part of Ashley Road Depot Ashley Road N17 9LN
 Proposal: Demolition of existing buildings on the Ashley Road Depot site in association with the change of use from sui generis to Class D1 (school) and construction of sports hall, sports pitches and floodlights.
 Construction of infill extensions at first and second floor levels of existing building (previously converted to D1 (school) use using permitted development), construction of a three storey extension to provide additional educational floor space and other minor works

LBC Applications Decided: 1

Application No: **HGY/2015/3561** Officer: Samuel Uff
 Decision: REF Decision Date: 07/04/2016
 Location: 662 High Road N17 0AB
 Proposal: Listed building consent for change of use of ground floor and cellar to 2 self-contained flats including new lightwells to new basement and part rebuild of rear extension

LCD Applications Decided: 1

Application No: **HGY/2016/0428** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 06/04/2016
 Location: Campbell Court Campbell Road N17 0AU
 Proposal: New single storey ancillary building to enclose the pump and water tank for the sprinkler system being installed within Campbell Court.

PNE Applications Decided: 1

Application No: **HGY/2016/0249** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 08/03/2016
 Location: 11 Baronet Grove N17 0LX
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.072m and for which the height of the eaves would be 2.772m

RES Applications Decided: 10

Application No: **HGY/2014/2078** Officer: Adam Flynn
 Decision: GTD Decision Date: 08/04/2016
 Location: GLS Supplies Depot Ferry Lane N17 9QQ
 Proposal: Approval of details pursuant to condition 37 (acoustic report) attached to planning permission HGY/2010/1897.

Application No:	HGY/2014/2081	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	08/04/2016
Location:	GLS Supplies Depot Ferry Lane N17 9QQ		
Proposal:	Approval of details pursuant to condition 10 (monitoring and mitigation of noise and dust) attached to planning permission HGY/2012/0799.		
Application No:	HGY/2016/0256	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	08/04/2016
Location:	Pavilion 6 Mill Mead Road N17 9QQ		
Proposal:	Partial approval of details pursuant to Condition 6 (fully detailed design strategy for any signage to be displayed), as it relates to the residential use, attached to planning permission HGY/2012/0799		
Application No:	HGY/2016/0465	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	06/04/2016
Location:	48 Hampden Lane N17 0AS		
Proposal:	Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2014/1000		
Application No:	HGY/2016/0466	Officer:	Anthony Traub
Decision:	REF	Decision Date:	06/04/2016
Location:	48 Hampden Lane N17 0AS		
Proposal:	Approval of details pursuant to condition 6 (satellite antenna) attached to planning permission HGY/2014/1000		
Application No:	HGY/2016/0467	Officer:	Anthony Traub
Decision:	REF	Decision Date:	06/04/2016
Location:	48 Hampden Lane N17 0AS		
Proposal:	Approval of details pursuant to condition 8 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2014/1000		
Application No:	HGY/2016/0468	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	06/04/2016
Location:	48 Hampden Lane N17 0AS		
Proposal:	Approval of details pursuant to condition 9 (type and location of secure and covered cycle parking facilities) attached to planning permission HGY/2014/1000		
Application No:	HGY/2016/0469	Officer:	Anthony Traub
Decision:	REF	Decision Date:	06/04/2016
Location:	48 Hampden Lane N17 0AS		
Proposal:	Approval of details pursuant to condition 4 (obscure glazing) attached to planning permission HGY/2014/1000		
Application No:	HGY/2016/0698	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	08/04/2016
Location:	Image House Station Road N17 9LR		
Proposal:	Approval of details pursuant to condition 11 (details of the single plant room/energy centre, CHP and Boiler specifications, thermal store, communal network and future proofing measures) attached to planning permission HGY/2014/0498 (as amended by NMA HGY/2015/2946)		
Application No:	HGY/2016/0743	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	24/03/2016
Location:	Site of Former English Abrasives & Chemicals Ltd Marsh Lane N17 1AA		
Proposal:	Approval of details pursuant to condition 18 (desktop study) attached to planning permission HGY/2015/2650		

Total Applications Decided for Ward: 30WARD: **West Green****CLDE Applications Decided: 1**

Application No: **HGY/2016/0584** Officer: Wendy Robinson
 Decision: GTD Decision Date: 08/04/2016
 Location: 1A Stanmore Road N15 3PT
 Proposal: Certificate of Lawfulness for the existing use of the first floor rear space as a self-contained flat.

CLUP Applications Decided: 3

Application No: **HGY/2016/0547** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 23/02/2016
 Location: 27 Pendennis Road N17 6LJ
 Proposal: Erection of rear dormer roof extension and installation of two roof lights in front facing roof slope

Application No: **HGY/2016/0570** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 22/03/2016
 Location: 124 Downhills Park Road N17 6BP
 Proposal: Certificate of lawfulness for formation of rear dormer

Application No: **HGY/2016/0641** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 06/04/2016
 Location: 246 Langham Road N15 3NB
 Proposal: Certificate of lawfulness for rear dormer and front rooflights

COND Applications Decided: 1

Application No: **HGY/2016/0123** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 09/03/2016
 Location: 55A Carlingford Road N15 3EJ
 Proposal: Removal of Condition 3 (according to the plan and shall not be used as an additional habitable room) following grant of planning permission HGY/2002/1492.

CONM Applications Decided: 1

Application No: **HGY/2016/0932** Officer: Anthony Traub
 Decision: GTD Decision Date: 31/03/2016
 Location: 270-274 West Green Road N15 3QR
 Proposal: Submission of details for the discharge of condition 7 (report including risk assessment, detailing management of demolition and construction dust) following a grant of planning permission reference HGY/2014/3175

FUL Applications Decided: 10

Application No: **HGY/2015/0629** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/03/2016
 Location: Westbury Court Lordship Lane N22 5DH
 Proposal: Addition of two further storeys to the existing three storey building, comprising 8 additional residential units.

Application No:	HGY/2015/3556	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	24/03/2016
Location:	125 Downhills Way N17 6AH		
Proposal:	Retrospective application for an existing garage conversion into a studio flat.		
Application No:	HGY/2016/0027	Officer:	David Farndon
Decision:	GTD	Decision Date:	29/02/2016
Location:	Flat B 48 Mannoek Road N22 6AA		
Proposal:	Loft conversion with rear dormer extension with roof lights to front roof slope and Juliet balcony		
Application No:	HGY/2016/0029	Officer:	David Farndon
Decision:	REF	Decision Date:	29/02/2016
Location:	2 Sirdar Road N22 6RG		
Proposal:	Two storey side extension to a house in multiple occupancy to create a residential studio unit.		
Application No:	HGY/2016/0121	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	09/03/2016
Location:	8 Willan Road N17 6ND		
Proposal:	Erection of part single storey, part two storey rear extension		
Application No:	HGY/2016/0283	Officer:	Neil Collins
Decision:	REF	Decision Date:	15/03/2016
Location:	271 Lordship Lane N17 6AA		
Proposal:	Erection of first floor rear extension		
Application No:	HGY/2016/0297	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	22/03/2016
Location:	Clubhouse Downhills Park Downhills Park Road N17 6BP		
Proposal:	Erection of storage unit to accommodate sports equipment, including associated works.		
Application No:	HGY/2016/0448	Officer:	Samuel Uff
Decision:	REF	Decision Date:	07/04/2016
Location:	215 Lordship Lane N17 6AA		
Proposal:	Creation of vehicle crossover		
Application No:	HGY/2016/0544	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	08/04/2016
Location:	28 Mannoek Road N22 6AA		
Proposal:	Erection of a rear roof dormer extension and insertion of 2 No roof lights into the front roof slope all to facilitate a loft conversion.		
Application No:	HGY/2016/0661	Officer:	Neil Collins
Decision:	REF	Decision Date:	18/04/2016
Location:	62 Downhills Way N17 6BB		
Proposal:	Change of use from single family dwelling (use class C3) to HMO for up to 6 persons (Use Class C4)		

Application No: **HGY/2016/0084** Officer: Nanayaa Ampoma
 Decision: PN REFUSED Decision Date: 04/03/2016
 Location: 448 West Green Road N15 3PT
 Proposal: Prior Approval for change of use from A2 (financial and professional services) to C3 (dwelling house).

PNE Applications Decided: 3

Application No: **HGY/2016/0688** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 15/04/2016
 Location: 246 Langham Road N15 3NB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.55m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0704** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 20/04/2016
 Location: 24 Sandringham Road N22 6RB

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.175m and for which the height of the eaves would be 2.850m

Application No: **HGY/2016/0809** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 22/04/2016
 Location: 111 Boundary Road N22 6AR

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 2.5m

TEL Applications Decided: 1

Application No: **HGY/2016/0210** Officer: Wendy Robinson
 Decision: PN GRANT Decision Date: 23/02/2016
 Location: Site opposite Downhills Park Downhills Park Road N17 6NY

Proposal: Prior notification for replacement of existing 10m replica telegraph pole with 10m phase 5 monopole and 1no. additional equipment cabinet, plus ancillary works

Total Applications Decided for Ward: 21

WARD: **White Hart Lane**

CLDE Applications Decided: 1

Application No: **HGY/2016/0338** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/03/2016
 Location: 58 Compton Crescent N17 7LD

Proposal: Certificate of lawfulness for use of property as five independent residential apartments.

CLUP Applications Decided: 3

Application No: **HGY/2016/0058** Officer: Samuel Uff
 Decision: PERM REQ Decision Date: 01/03/2016
 Location: 51 Compton Crescent N17 7LB

Proposal: Certificate of Lawfulness for a single and double storey extension.

Application No: **HGY/2016/0317** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 23/03/2016
 Location: 134 The Roundway N17 7HG
 Proposal: Certificate of lawfulness for 3m single storey rear extension and loft conversion

Application No: **HGY/2016/0388** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 22/03/2016
 Location: 29 Fenton Road N17 7JL
 Proposal: Certificate of lawfulness for a loft conversion with rear dormer and 2 skylights to front roofslope

FUL Applications Decided: 3

Application No: **HGY/2016/0085** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/03/2016
 Location: 26 Great Cambridge Road N17 7BU
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2016/0483** Officer: Duncan McKane
 Decision: GTD Decision Date: 06/04/2016
 Location: 279 Somerset Gardens N17 8JF
 Proposal: Replacement of rosewood single-glazed window with rosewood UPVC windows in a similar style.

Application No: **HGY/2016/0859** Officer: David Farndon
 Decision: REF Decision Date: 19/04/2016
 Location: 318A White Hart Lane N17 8LA
 Proposal: Erection of two storey side extension with minor internal alterations.

PNE Applications Decided: 3

Application No: **HGY/2016/0342** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 16/03/2016
 Location: 29 Fenton Road N17 7JL
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0461** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 22/03/2016
 Location: 5 Oak Avenue N17 8JJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3m, for which the maximum height would be 3.86m and for which the height at eaves would be 3m

Application No: **HGY/2016/0684** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 15/04/2016
 Location: 9 Flexmere Road N17 7AU
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 10WARD: **Woodside**

ADV Applications Decided: 1

Application No: **HGY/2016/1080** Officer: Neil Collins
 Decision: GTD Decision Date: 22/04/2016
 Location: Outside 202 High Road N22 8HH
 Proposal: Display of 1 x illuminated double-sided freestanding forum structure, featuring 2 x Digital 84" screen positioned back to back

CLDE Applications Decided: 2

Application No: **HGY/2016/0035** Officer: Anthony Traub
 Decision: GTD Decision Date: 29/02/2016
 Location: 29 Park Avenue N22 7HA
 Proposal: Certificate of Lawfulness for use of property as four self-contained flats.

Application No: **HGY/2016/0449** Officer: Wendy Robinson
 Decision: GTD Decision Date: 01/03/2016
 Location: 27 Arcadian Gardens N22 5AG
 Proposal: Certificate of lawful use for existing property as two self-contained flats

CLUP Applications Decided: 6

Application No: **HGY/2016/0577** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 12/04/2016
 Location: 53 Solway Road N22 5BX
 Proposal: Certificate of Lawfulness for a rear roof dormer extension and loft conversion

Application No: **HGY/2016/0953** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 04/04/2016
 Location: 61 Norman Avenue N22 5ES
 Proposal: Certificate of lawfulness for erection of outbuilding in rear garden

Application No: **HGY/2016/0954** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 04/04/2016
 Location: 6 Cumberland Road N22 7TD
 Proposal: Certificate of lawfulness for erection of rear dormer roof extension and installation of two roof lights in front roof slope.

Application No: **HGY/2016/0955** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 05/04/2016
 Location: 11 Ewart Grove N22 5NY
 Proposal: Certificate of Lawfulness for erection of summer house

Application No: **HGY/2016/0985** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 13/04/2016
 Location: 696 Lordship Lane N22 5JN
 Proposal: Certificate of lawfulness for proposed roof extensions with rear box dormers and two number roof lights to front roof slope and a proposed single storey rear extension.

Application No: **HGY/2016/1042** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 12/04/2016
 Location: 40 Stirling Road N22 5BP
 Proposal: Certificate of lawfulness for extension of existing garage

COND Applications Decided: 1

Application No: **HGY/2016/0485** Officer: Wendy Robinson
 Decision: GTD Decision Date: 13/04/2016
 Location: 606 Lordship Lane N22 5JH
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY2015/2130 in order to amend proposed rear elevation and floor plan

FUL Applications Decided: 6

Application No: **HGY/2015/3241** Officer: Malachy McGovern
 Decision: REF Decision Date: 11/03/2016
 Location: 112 Eldon Road N22 5EE
 Proposal: Demolition of existing garage and erection of a new end of terrace two bed house

Application No: **HGY/2016/0007** Officer: Sarah Madondo
 Decision: GTD Decision Date: 11/03/2016
 Location: 46A St Albans Crescent N22 5NB
 Proposal: Loft conversion with dormer to rear elevation and roof light to front roof slope.

Application No: **HGY/2016/0154** Officer: Neil Collins
 Decision: GTD Decision Date: 07/03/2016
 Location: 2 St Albans Crescent N22 5NB
 Proposal: Change of use from House in Multiple Occupation for 6 persons (Use Class C4) to House in Multiple Occupation for 10 occupants (Use Class Sui Generis)

Application No: **HGY/2016/0291** Officer: Wendy Robinson
 Decision: REF Decision Date: 04/03/2016
 Location: 51 Selborne Road N22 7TH
 Proposal: Conversion existing first floor flat (1 x 2 bedroom) into two self-contained flats (2 x 1 bedroom) incorporating a rear roof dormer extensions and hip-to-gable roof alteration with loft conversion to habitable use.

Application No: **HGY/2016/0320** Officer: Neil Collins
 Decision: GTD Decision Date: 19/04/2016
 Location: 14 White Hart Lane N22 5RJ
 Proposal: Erection of hip-to-gable and rear dormer roof extensions, installation of roof lights on front elevation and replacement window to garage in relation to garage conversion

Application No: **HGY/2016/0578** Officer: Wendy Robinson
 Decision: GTD Decision Date: 20/04/2016
 Location: First Floor Flat 87 Arcadian Gardens N22 5AG
 Proposal: Formation of rear roof dormer extension, loft conversion and insertion of front roof lights

NON Applications Decided: 1

Application No: **HGY/2016/0464** Officer: Wendy Robinson
 Decision: GTD Decision Date: 23/03/2016
 Location: 2 Paisley Road N22 5RA
 Proposal: Non-material amendment of planning permission HGY/2015/0546 for internal layout changes

PNE Applications Decided: 1

Application No: **HGY/2016/0155** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 01/03/2016
 Location: 30 Leith Road N22 5QA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 18WARD: **Not Applicable - Outside Borough****OBS Applications Decided: 6**

Application No: **HGY/2016/0023** Officer: Matthew Gunning
 Decision: RNO Decision Date: 18/04/2016
 Location: Phase 1A North Brent Cross Cricklewood Regeneration Area NW2
 Proposal: Observation to London Borough of Barnet for the update to the Phase Transport Report for Phase I approved under Condition 37.2 (ref: 14/08110/C0N; dated 10/09/2015) of the Section 73 Planning Approval Ref: F/04687113 approved 23/07/2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood regeneration area.

Application No: **HGY/2016/0327** Officer: Matthew Gunning
 Decision: RNO Decision Date: 22/02/2016
 Location: Bridge Structure B1 (Replacement A406 Tempelhof Bridge) Brent Cross and Cricklewood Regeneration Area, NW2
 Proposal: Submission of Reserved Matters Application within Phase 1A (North) of the Brent Cross Cricklewood Regeneration Area; relating to Layout, Scale, Appearance, Access and Landscaping for Bridge Structure B1 (Replacement A406 Tempelhof Bridge). Submission is pursuant to conditions 1.2.1A, and 2.1 and for the part discharge of condition 13.1 of planning permission F/04687/13 dated 23 July 2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood Regeneration Area, ref 15/06571/RMA (Observations to L.B. Barnet)

Application No: **HGY/2016/0328** Officer: Matthew Gunning
 Decision: RNO Decision Date: 22/02/2016
 Location: Tilling Road /Brent Terrace North Junction Brent Cross and Cricklewood Regeneration Area, NW2
 Proposal: Submission of Reserved Matters Application within Phase 1A (North) of the Brent Cross Cricklewood Regeneration Area; relating to Layout, Scale, Appearance, Access and Landscaping for Tilling Road West/Brent Terrace North Junction. Submission is pursuant to conditions 1.2.1A, and 2.1 and for the part discharge of condition 13.1 of planning permission F/04687/13 dated 23 July 2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood Regeneration Area, ref 15/06572/RMA (Observations to L.B. Barnet)

Application No: **HGY/2016/0329** Officer: Matthew Gunning
 Decision: RNO Decision Date: 22/02/2016
 Location: River Brent Bridge 1, Western And Central Part Of River Brent Brent Cross and Cricklewood Regeneration Area, NW2
 Proposal: Submission of Reserved Matters Application within Phase 1A (North) of the Brent Cross Cricklewood Regeneration Area; relating to Layout, Scale, Appearance, Access and Landscaping for River Brent Bridge 1 and adjacent parts of River Brent Alternation and diversion works. Submission is pursuant to conditions 1.2.1A, and 2.1 and for the part discharge of condition 13.1 of planning permission F/04687/13 dated 23 July 2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood Regeneration Area, ref 15/06573/RMA (Observations to L.B. Barnet)

Application No: **HGY/2016/0516** Officer: Matthew Gunning

Decision: RNO Decision Date: 09/03/2016

Location: Land Adjacent 114 Coppetts Road and Rear of 102-114 Coppetts Road and Land Between Coppetts Wood Primary School N10 1JS

Proposal: Observation to London Borough of Barnet for demolition of existing garages and redevelopment of site to provide 12 residential units (use class C3-Dwelling Houses) comprising 6 houses and an apartment block containing 6 flats accessed from Martins Walk with associated car parking, hard and soft landscaping and refuse areas. Provision of new staff car park for 25 cars within Coppetts Wood Primary School grounds between Childrens Centre and allotment land and accessed from upgraded driveway off Coppetts Road

Application No: **HGY/2016/0557** Officer: Adam Flynn

Decision: ROB Decision Date: 09/03/2016

Location: Meridian Water Willoughby Lane And Meridian Way N18

Proposal: Request under Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2015 (as amended) for a EIA Scoping Opinion for the development of Phase 1 of Meridian Water comprising up to 725 residential units (class C3), new station building, platforms and associated interchange and drop-off facilities, a maximum of 1,250 sqm retail (A1/A2/A3) floorspace, 600 sqm of community (D1) floorspace, 750 sqm of leisure (D2) floorspace, associated site infrastructure works including ground and remediation works, roads, cycleways and footpaths, utility works above and below ground, surface water drainage works, energy centre and associated plant, public open space and childrens play areas, and various temporary meantime uses without structures, e.g. landscaping and open space (Observations to L.B. Enfield)

Total Applications Decided for Ward: 6

Total Number of Applications Decided: 606

Report for: Planning Sub-Committee 9 May 2016

Item number:

Title: Update on major proposals

Report authorised by : Emma Williamson

Lead Officer: John McRory

Ward(s) affected: All

Report for Key/

Non Key Decision: Non-Key decision

1. Describe the issue under consideration

- 1.1 To advise the Planning Sub Committee of major proposals that are currently in the pipeline. These are divided into those that have recently been approved; those awaiting the issue of the decision notice following a committee resolution; applications that have been submitted and are awaiting determination; and proposals which are the being discussed at the pre-application stage.

2. Recommendations

- 2.1 That the report be noted.

3. Background information

- 3.1 As part of the discussions with members in the development of the Planning Protocol 2014 it became clear that members wanted be better informed about proposals for major development. Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2012 (NPPF). Haringey is proposing through the new protocol to achieve early member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information on major proposals so that members are better informed and can seek further information regarding the proposed development as necessary.

4. Local Government (Access to Information) Act 1985

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

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Update on progress of proposals for Major Sites

May 2016

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
255 Lordship Lane	Erection of a four storey building consisting of 3 mixed use commercial units, 30 residential units comprising 13 x 1 bed units, 11 x 2 bed units & 6 x 3-4 bed units– includes a land swap.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Robbie McNaugher	Emma Williamson
624 High Road, N17	Design amendments to previously consented scheme (for 42 mixed tenure residential units and 1 commercial unit) planning app ref HGY/2009/1532.	Approved subject to the signing of 106 agreement	Samuel Uff	John McRory
122-124 High Road (Travelodge)	Change of use application of the second, third and fourth floors from B1 office to C1 hotel and roof top extension to create an additional floor. Works also include external refurbishment of existing and small extension into the car park on the second floor.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Robbie McNaugher	John McRory
St Luke's section 73	Lift age restriction on co-housing, Locally listed buildings amendments and deed of variation on restrictions on occupation	Approved subject to the signing of 106 agreement	17 May 2016	John McRory
Raglan Hall	Conversion of hotel into 4 x 3 bed, 10 x 2 bed, 3 x 1 bed and 1 studio flat.	Approved subject to the signing of 106 agreement	Valerie Okeiyi	John McRory

APPLICATIONS SUBMITTED TO BE DECIDED				
Cross Lane next to Hornsey depot	Redevelopment of the site with employment space and residential units.	Principle of development acceptable. However, issues regarding height, scale, design and impact on amenity require addressing. The submission of a viability report also required.	Adam Flynn	John McRory
Gisburn Mansions Tottenham Lane, N8	Erection of new third storey and new roof to provide 12no. two bedroom flats	The planning application is currently under consideration. June committee targeted	Aaron Lau	John McRory
Pacific House Vale Road N4	Erection of a third floor roof extension to provide 3 x 1 bed and 1 x 2 bed flats. Erection of three floors over the single storey part of the building to provide 12 x 1 bed flats.	No pre-application meetings etc. Recommendation to refuse under delegated authority w/e 22 April 2016	Samuel Uff	John McRory
Hale Village, Ferry Lane, Tottenham, N15	Submission of Reserved Matters (including appearance, layout, access, scale and landscaping) in relation to outline consent no HGY/2010/1897 for Plot SW forming part of the Hale Village Masterplan.	Planning application is in to keep permission alive.	Adam Flynn	John McRory
Section 73 for Hale Village	The S73 is to remove the hotel from the tower.	Awaiting action from applicant.	Adam Flynn	John McRory
Tottenham Hotspur Stadium	Submission of Reserved Matters relating to scale in respect of outline consent HGY/2011/2351 for the redevelopment of site to provide housing (Use Class C3) college (Use Class D1) and/or health centre (Use Class D1) and/or health club	Planning application is in to keep permission alive. To be withdrawn at end of JR period.	Emma Williamson	Emma Williamson

	(Use Class D2).			
Apex House	Residential led mix use scheme. 22 storeys.	May committee	Robbie McNaugher	Emma Williamson
2 Chestnut Road, N17	Variation of condition 2 (approved plans) following a grant of planning permission HGY/2013/0155 to amend approved plans – 2016/0697	July Committee	Valerie Okeiyi	John McRory
168 Park View Road	Demolition of existing buildings and erection of a four storey block of flats comprising 9 x 1 bed flats, 9 x 2 bed flats and 3 x 3 bed flats.	Scheme acceptable in principle. June planning committee targeted.	Malachy McGovern	John McRory
109 Fortis Green, N2	Re-development to provide 9 residential units (4x3 bed, 3x2 bed and 2x1 bed) and a commercial unit.	Principle acceptable in principle. June committee targeted.	Valerie Okeiyi	John McRory
500 White Hart Lane	Redevelopment to provide approx 120 residential units, supermarket and employment floorspace.	Application submitted – July / September committee targeted	Malachy McGovern	Emma Williamson / John McRory
Lock up Garages Cline Road, N11	Demolition of existing lock-up garages and construction of 8No. 4 bed town houses with associated access road, parking areas and cycle stores	Application is being revised.	Wendy Robinson	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
Hale Wharf	Demolition of existing structures and	In pre-application discussions. Is EIA	Robbie	Emma

	erection of 15 blocks of primarily residential accommodation ranging from 4 to 20 storeys and providing around 500 dwellings with some commercial floor space, parking and retention of 3 no commercial barges.	development. PPA series of meetings. Application likely to be submitted in May 2016.	McNaugher	Williamson
Haringey Heartlands Section 73	To move Pressure Reduction Station and other condition variations	Application to be granted imminently.	Adam Flynn	John McRory
Hornsey Town Hall, Crouch End, N8	Erection of extensions and buildings including refurbishment of Hornsey Town Hall	In pre-application discussions – concern over massing	Zulema Nakata	John McRory
Clarendon Road Gas Works, Wood Green	Reserved matters application	In pre-application discussions. PPA has been signed Scheme likely to be submitted in May.	Adam Flynn	John McRory / Emma Williamson
Warehouse, 590-594 Green Lanes, N8 (Hawes and Curtis)	Demolition of existing building and construction of residential units and provision of 700 - 900 square metres of health centre at ground floor.	Application likely to be submitted in July / August 2016.	Adam Flynn	John McRory
Hale Road (Station Square West)	Comprehensive mix use residential led development	Residential next to Premier Inn. Design discussions on going with GLA. Application may be submitted mid 2016.	Robbie McNaugher	Emma Williamson
Steel Yard Station Approach, Hampden Road	Change of use from steel yard to residential and construction of a new building in residential and commercial use.	The site has been sold and acquired by Fairview. Pre-applications taking place – QRP, DM forum and pre-application to Members taken place	Valerie Okeiyi	John McRory

		Possible July / August submission		
Coppetts Wood Hospital, Coppetts Road, N10	Re-Development of site to provide 90 dwellings; 29 x 1 bed flats; 45 x 2 bed flats; 6 x 3 bed flats; 10 x 4 bed houses	Pre-application meeting held. Possible August submission.	Zulema Nakata	John McRory
Chocolate Factory	Redevelopment of the site to provide 220 units on Workspace land, with an additional 14,835 sqm of commercial space.	Pre-application meeting held – PPA signed and possible submission in July/August	Adam Flynn	John McRory
47, 66 and 67 Lawrence Road	Redevelopment mixed use residential led scheme for 83 dwellings (34 x 1b, 33 x 2b, 7 x 3b and 9 x 4b)	Supported in principle as land use but issues with regards to loss of employment floor space. PPA sent and signed – application to be submitted in May	Valerie Okeyi	John McRory
69 Lawrence Road	Redevelopment mixed use residential led scheme	Supported in principle as land use. Pre-application meeting has taken place and further meetings are envisaged.	Valerie Okeyi	John McRory
50-56 Lawrence Road (mono house)	Redevelopment mixed use residential led scheme	Supported in principle regarding land use. Pre-application meetings have taken place. Possible August submission.	Valerie Okeyi	John McRory
Land at Plevna Crescent	Reserved matters (appearance, landscaping, layout, and scale) following granted of outline planning permission for residential development under ref: APP/Y5420/A/14/2218892	Pre-application held – principle acceptable subject to further design revisions and biodiversity measures	Wendy Robinson	John McRory

	(HGY/2013/2377)			
Hale Village Tower, Ferry Lane, Tottenham, N15	Revised proposal for a 28 storey tower (replacing the consented 18 storey outline permission) to provide housing with commercial and/or community uses at ground floor.	Initial pre-app meeting held on the 8 th June 2015. Scheme has been delayed.	Adam Flynn	Emma Williamson / John McRory
IN PRE-APPLICATION DISCUSSIONS				
163 Tottenham Lane N8	The application proposes the demolition of the existing Kwik-Fit Garage and a two storey building at the rear. Erection of a five storey building for commercial and residential development.	Pre-application meetings held and principle acceptable.	Malachy McGovern	John McRory
Highgate train depot	Demolition of the existing shed and construction of a new maintenance facility. Erection of a depot shed (with some ancillary 1st Floor Accommodation) of 6749 sqm.	Principle acceptable subject to design, biodiversity issues and slight loss of MoL	Neil Collins	John McRory
Fortismere School -	Feasibility Study - Proposed New 6th form Wing/Condition works	Three schemes discussed.	Valerie Okeiyi	John McRory
163 Tottenham Lane N8	The application proposes the demolition of the existing Kwik-Fit Garage and a two storey building at	Principle unacceptable at the moment as further information required	Tobias Finlayson	John McRory

	the rear. The erection of a part 4 and 5 storey building (with basements) for 60 mini apartments and works space on basement and ground levels.			
70-72 Shepherds Hill, N6	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor. Two Mews houses are also proposed to the rear with associated car parking, landscaping and amenity space. Proposals comprise 19 residential units.	Proposal unacceptable – loss of building within a conservation area.	Gareth Prosser	John McRory
Edmanson's Close, Tottenham	Alterations, extensions and infill across the site to provide more improved family accommodation. Existing number of units on site is 60. Following changes the total number of units will be 35.	Principle acceptable subject to re-provision of elderly accommodation.	Tobias Finlayson	John McRory
Cross House, 7 Cross Lane, N8	Demolition of existing building & erection of new 6 storey structure with replacement commercial across, ground, 1st & 2nd & 9 flats across 3rd, 4th & 5th storeys.	Principle acceptable subject to re-provision of employment use. Scheme too high and requires amending.	Adam Flynn	John McRory
Former Brantwood	Use of land for a waste transfer station, the provision of fixed plant	Principle may be acceptable subject to further information regarding nature of	Malachy McGovern	John McRory

Autos, Brantwood Road, N17	and equipment and partial demolition of buildings and structure within the site.	operation, transport routes and impact on amenity.		
Land at Brook Road, N22 (ICELAND SITE)	Redevelopment of site and erection of four independent residential blocks providing 148 residential units comprising a mix of one, two and three bedrooms.	New pre-app meeting shortly.	Aaron Lau	John McRory
Wider Station Square West Development, Station Road, N17	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor. Two Mews houses are also proposed to the rear with associated car parking, landscaping and amenity space. The proposals comprise 19 residential dwellings in total. The dwelling mix comprises 2x1 bedroom units, 14x2 bedroom units and 3x3 bedroom units.	Principle acceptable	Robbie McNaugher	John McRory
The Mall, High Road, N22	Provision of a new car park and refurbishment and enhancement of existing facades in association with the reconfiguration of existing retail space to create a new food store and refurbished market hall.	Likely to be acceptable subject to further design details and information regarding parking.	Aaron Lau	John McRory
30 Chester	Creation of 24 plus residential units	Principle may be acceptable subject to	TBC	John McRory

House, Pages Lane		design, scale and siting – within a conservation area and a SINC site. Pre-application note sent.		
Car wash Site, Broad Lane	A new build for B1 offices	Principle of B1 office development within this defined employment site is acceptable.	Aaron Lau	John McRory
r/o 55 Cholmeley Park N6	Demolition of existing building and redevelopment to re-provide health care facility and 8 residential units	Pre-application discussion has taken place. Principle may be acceptable subject to re-providing the facility for existing user group both permanently and whilst the development is built and adherence to planning policies relevant to the scheme and the Highgate Bowl.	Tobias Finlayson	John McRory
Keston Centre	Pre-application discussion for residential scheme.	Informal pre-app held. Likely to be a PPA with October submission.	Adam Flynn	John McRory
52-68 Stamford Road N15	Mixed use development including 50 dwellings and 335 sq.m. B1/B2	First formal pre-application discussion took place on Monday October 13 th . Not acceptable with loss of employment space.	Gareth Prosser	John McRory
MAJOR APPLICATION CONDITIONS				
Pembroke Works	Approval of details pursuant to conditions 6 (landscaping and surroundings), condition 10 (desktop study for uses and contaminants) attached to planning permission HGY/2012/1190	Landscaping and verification details to be finalised.	Adam Flynn	John McRory
165 Tottenham Lane	Approval of details pursuant to condition 5 (construction management plan) planning permission HGY/2013/1984	Awaiting comments from internal parties.	Aaron Lau	John McRory
Hornsey Depot, Hornsey Refuse	A number of conditions have been submitted.	A number of pre-commencement conditions have been discharged and others awaiting	Adam Flynn	John McRory

and Recycling Centre, High Street, N8		comments.		
St Lukes	Conditions to be submitted soon. A meeting is being arranged in order to set up monitoring meetings	Awaiting dates for meeting	Aaron Lau	John McRory