

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 16th January, 2017, 7.00 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Natan Doron (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Toni Mallett, Jennifer Mann, Peter Mitchell, James Patterson and Ann Waters

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. **PLANNING PROTOCOL**

The Planning Committee abides by the Council's Planning Protocol 2016. A factsheet covering some of the key points within the protocol as well as some of the context for Haringey's planning process is provided alongside the agenda pack available to the public at each meeting as well as on the Haringey Planning Committee webpage.

The planning system manages the use and development of land and buildings. The overall aim of the system is to ensure a balance between enabling development to take place and conserving and protecting the environment and local amenities. Planning can also help tackle climate change and overall seeks to create better places for people to live, work and play. It is important that the public understand that the committee makes planning decisions in this context. These decisions are rarely simple and often involve balancing competing priorities. Councillors and officers have a duty to

ensure that the public are consulted, involved and where possible, understand the decisions being made.

Neither the number of objectors or supporters nor the extent of their opposition or support are of themselves material planning considerations.

The Planning Committee is held as a meeting in public and not a public meeting. The right to speak from the floor is agreed beforehand in consultation with officers and the Chair. Any interruptions from the public may mean that the Chamber needs to be cleared.

3. APOLOGIES

4. 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 11 below.

5. 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

6. MINUTES (PAGES 1 - 40)

To confirm and sign the minutes of the Planning Sub Committee held on 3 November.

7. 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.

8. **MOWLEM TRADING ESTATE LEESIDE ROAD N17 0QJ (PAGES 41 - 94)**
Redevelopment in the form of new industrial / warehousing units (Use Class B1(C), B2 and B8) together with relocated electricity substation.

RECOMMENDATION: grant permission subject to conditions and subject to a s106 Legal Agreement

9. **ALEXANDRA PALACE ALEXANDRA PALACE WAY N22 7AY (PAGES 95 - 146)**

Proposal 1: Planning Permission for alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of an ancillary office at 5th floor level, and installation of new gates and hard surfacing (amended description)

Proposal 2: Listed Building Consent for alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new opening in east elevation, creation of an ancillary office at 5th floor level, and installation of new gates and hard surfacing (amended description)

RECOMMENDATIONS: grant planning permission subject to conditions and grant listed building consent subject to conditions

10. **UPDATE ON MAJOR PROPOSALS (PAGES 147 - 160)**
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.
11. **NEW ITEMS OF URGENT BUSINESS**
To consider any items admitted at item 2 above.
12. **DATE OF NEXT MEETING**
2 February.

Maria Fletcher, Principal Committee Co-ordinator
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Bernie Ryan
Assistant Director – Corporate Governance and Monitoring Officer
River Park House, 225 High Road, Wood Green, N22 8HQ

Friday, 06 January 2017

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MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON THURSDAY, 3RD NOVEMBER, 2016, 7pm

PRESENT:

**Councillors: Natan Doron (Chair), Vincent Carroll (Vice-Chair),
Dhiren Basu, David Beacham, John Bevan, Clive Carter, Toni Mallett,
Peter Mitchell, James Patterson and Ann Waters**

44. FILMING AT MEETINGS

RESOLVED

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

45. APOLOGIES

Apologies were received from Cllr J Mann.

46. DECLARATIONS OF INTEREST

None.

47. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 12 September be approved.

In response to a question from Cllr Bevan, confirmation was provided that his comments on the 500 White Hart Lane scheme made at the 10 October Planning Committee scheme during the update report on major applications had been noted within the draft minutes.

48. HAWES AND CURTIS WAREHOUSE, 590-598 GREEN LANES, LONDON N8 0RA

The Committee considered a report on the application to grant planning permission for the demolition of the existing retail warehouse and the redevelopment of the site to provide a part 4, part 5 and part 7 storey mixed use residential scheme, comprising 133 residential units (42 x 1-bed, 62 x 2-bed and 29 x 3-bed) and 940sqm of flexible A1/A2/A3/B1/D1 or D2 floorspace at ground floor level, 14 disabled car parking spaces for the residential use, with 3 additional spaces and 1 disabled space for the ground floor use, a new vehicular access off Colina Road and associated landscaping. Works also include the upgrading of Colina Mews and Colina Road. 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 providing further clarification on the daylight, sunlight and overshadowing analysis undertaken for the scheme, an element identified as being of particular concern within a number of representations received in objection to the application. The Assistant Director Planning provided additional clarification on the assessed loss of some daylight to a studio flat to the upper floor of the Langham Club and daylight and sunlight to a number of residential properties in Harringay Road and Colina Road to below BRE guidelines. It was explained that BRE standards had guideline status and required flexible application as they were based on a low density suburban housing model and not an urban location such as the application site. Officers were therefore satisfied that there would not be an unacceptable detrimental loss of sunlight and daylight to neighbouring properties, a position supported by the GLA Housing SPD which noted that natural light was often restricted in densely developed parts of London. It was additionally identified that affected neighbouring properties benefitted from dual aspects as well as at the present time, a less than typical building mass onsite for such an urban location.

The Assistant Director also updated the Committee that a provisional NHS funding contribution of £2.6m for the health centre had been confirmed within the last few days.

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

- The principle of the provision of new homes onsite was supported but not the current plans which constituted overdevelopment in terms of scale and massing and would be overbearing and out of proportion with the local area which consisted predominantly of two storey terraced housing. The scheme was thereby non compliant with planning policy UD3.
- The scheme would result in a loss of privacy and overlooking to neighbouring properties compared to the current windowless warehouse onsite. The four storey block would be as close as 8m from Colina Mews.
- The scheme would dominate the skyline and the surrounding two storey terraced housing by virtue of its height.
- The 5 storey block facing Colina Road would have a major adverse impact on a number of properties by causing substantial losses of daylight and sunlight above BRE guidelines.
- The daylight and sunlight reports were incomplete and inadequate in omitting reference to 89-101 Harringay Road which would be adversely affected by the scheme. On Colina Mews, a total of 134 windows would experience a loss of daylight below BRE guidelines. The report also failed to recognise that the major adverse impact caused, as defined within BRE guidance, to affected properties in Colina Road would primarily be to single aspect living/dining and bedrooms.
- The scheme would result in a number of residents on Harringay Road having reduced access to their properties by virtue of moving public parking spaces from the west side of the mews. This would be a crime risk.
- One objector offered to contribute £10k towards any costs the Council would incur should a refusal of the application by the Committee be taken to appeal. Should

the Committee grant the application, objectors advised that Judicial Review proceedings were likely to be instigated on the grounds of infringement of the right to privacy and the Human Rights Act.

- The scheme was not fully Lifetime Homes compliant with block A lacking accessible, level entry WCs and with ceiling heights below London Plan standards.

The legal officer advised that the offer from an objector to help fund any appeal costs should be disregarded by the Committee in determining the application.

Cllrs Brabazon and Tucker addressed the Committee as local ward councillors and raised the following points:

- Local residents had raised early concerns about the sunlight and daylight report and officers had been slow in providing associated responses to specific points. The circulation by officers of a late, tabled addendum on this issue was unacceptable in hampering people's right to object, particularly when objectors were providing alternative evidence.
- The proposed level of affordable housing was too low in consideration of the sale values of the 133 market sale units. No social housing was proposed and the shared ownership units would not be genuinely affordable for people in housing need in the borough.
- The height and scale of the scheme was out of keeping in a locality of predominantly 2 storey housing and would visually dominate the local area. The Quality Review Panel (QRP) had also expressed reservations about the height of the scheme.
- The stated social benefits of the scheme were insufficient to override the impact of the scale and height on the local area.
- Significant overshadowing would occur to Harringay Road.

Cllr Arthur addressed the Committee in his capacity as Cabinet Member for Finance and Health. He outlined the current crisis in primary care provision in the borough, especially in the Green Lanes area and the critical link to addressing the significant variation in life expectancy rates across the borough. Three GP practices had closed in the Green Lanes area in the last year and a new health centre would support 18k patients in an area of high need. The NHS provisional bid for funding had been granted and would be progressing to the second stage of the process.

The Committee raised the following points in consideration of the representations:

- Assurances were sought in relation to comments made by objectors that the proposed scale and massing was non policy compliant. Officers advised that the scheme did not breach policy and was appropriate for an urban, edge of town centre location. The scheme design helped to mitigate the impact including retaining the bulk to the centre of the site, recessed top floors and an active frontage to Green Lanes.
- Concerns were expressed on the low level of affordable housing proposed for the scheme. Officers responded that the viability assessment submitted by the applicant had been independently assessed and which had led to an increase in the number of units proposed. The site was the only location identified in Green Lanes as suitable for a new health centre and as such, this element had been prioritised to a degree over affordable housing provision. It was also advised that sales values in the area and increased construction costs all impacted on the

viability of the scheme. The Council's 40% affordable housing target was calculated on a borough as opposed to individual site basis and was on track to be achieved.

- In response to a question, officers clarified the negotiation process for the affordable housing linked to whether the health centre came forward including the long stop date review clause within the s106 agreement.
- The lack of definitive confirmation of the delivery of the health centre onsite was identified as a concern. Officers outlined the complexities of the NHS procurement process, with the recent provisional funding confirmation the culmination of a year long process. Until planning permission was granted, future GPs in any instance would be unable to sign a lease for the building. Should the health centre not come forward, any alternative use proposed for the space would require further planning consent.
- Assurances were sought on the acceptability of the density of the scheme in the event the health centre did not come forward, with the report outlining that the wider community benefit of this element helped to outweigh the higher density. Officers advised that in policy terms, it was acceptable to exceed density guidelines in high density, urban areas and for high quality designs. The benefits of the provision of new housing were also emphasised.
- Concerns were expressed over parking provision for the health centre. Transport officers advised that a full review had been undertaken of parking around the site, which was in a high public transport accessible area. The residential element of the scheme would be designated car free, with shared use bays provided to the health centre for essential GP and staff use only, subject to consultation. In response to concerns raised about accommodating future residents with vehicles for business use, officers advised that the applicant under the s106 agreement would be obliged to publicise explicitly to future residents that the scheme was designated car free.
- Further details were sought on neighbouring properties that would receive daylight and sunlight levels below BRE standards as a result of the scheme. Officers referred the Committee back to the addendum report which set out this information and reiterated their view that this did not constitute grounds for refusal of the application. This was set within the context of the overall benefits of the scheme including provision of new housing, the densely built up town centre location, the atypical, sparse buildings currently on site and the significant improvements to be made to Colina Road and Mews under the scheme. One of the objectors outlined that the report was incorrect in asserting that all neighbouring windows would receive the same or an unnoticeable drop in daylight levels, a misrepresentation repeated during the consultation. There would be 14 houses on Colina Road affected in this regard, primarily to single aspect rooms.
- Clarification was sought on separation distances between the scheme and nearest neighbours. One of the objectors identified that the closest house on Haringay Road would be 10m away and the new development being built on Colina Mews less than 1m. Officers outlined that there was no planning policy position regarding separation distances between buildings.

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

- The scheme would provide 133 new homes in a tenure blind, well designed development with quality amenity space. Provision would include 29 family sized

units and 14 disabled access units. In response to a question, it was confirmed that a number of the affordable units would be 3 bedroomed.

- The applicant was committed to delivering a new NHS health centre onsite to support 8-10 GPs, with extensive discussions continuing with the NHS to bring this forward.
- Extensive consultation had been undertaken with local residents, officers and the QRP to an overall high degree of positive feedback.
- The scheme would equate to a £2m investment in the borough.
- The scale and character of the scheme reflected the surrounding urban area.
- In response to comments made by the objectors, it was confirmed that all ceiling heights onsite would be policy compliant, with block A being the health centre. The majority of the units would be dual aspect, with a small number of primarily one bed units being single aspect, east to west facing.
- The applicant would look into options for the provision of a drop off area for use by future patients of the health centre.
- Improvements would be made to the local area including tree planting to Green Lanes and Colina Mews and Road, pavement widening and active building frontages.
- In terms of sunlight and daylight, the scheme had been designed to minimise significant daylight effects including the setting back of taller elements and top floors. The retained levels of daylight amenity to neighbouring properties were within the practical application of the BRE guidelines, which in itself were not a mandatory test and required flexible application, especially in urban locations. A measured land survey had been used to model the scheme.

The Committee raised concerns about the number of single aspect units and whether this was a consequence of the high density. It was advised in response that this was not untypical for London developments, with officers adding that best practice was to minimise single aspect units wherever possible and avoid north facing single aspect units. Overall, officers were satisfied that the scheme was well designed.

Cllr Carter put forward a motion to refuse the application on the grounds of overdevelopment, bulk and massing leading to a loss of daylight and sunlight, density above London Plan standards and an insufficient level of affordable housing. Officers reiterated that the scheme was policy compliant in terms of affordable housing and as such Cllr Carter agreed to remove this reference from the motion. Cllr Bevan seconded the motion but proposed a revision to include insufficient parking provision as an additional grounds for refusal. Officers responded that the scheme was fully policy compliant in this regards and as such this grounds was not defensible. Cllr Carter agreed to omit this from the original motion, which Cllr Bevan again seconded. At a vote, the motion fell.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/1807 be approved and that the Head of Development Management be authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms.

- That the section 106 legal agreement referred to above be completed no later than 03/12/2016 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- That following completion of the agreement(s) referred to above within the time period provided for above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions
- That delegated authority be granted to the Assistant Director to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in the officer report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.

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 s91 TCPA 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:
028-PL-001; 028-PL-002; 028-PL-003; 028-PL-004; 028-PL-005; 028-PL-006; 028-PL-007 Rev A; 028-PL-008 Rev B; 028-PL-009 Rev B; 028-PL-010 Rev A; 028-PL-011 Rev A; 028-PL-012 Rev A; 028-PL-013 Rev A; 028-PL-014; 028-PL-015; 028-PL-016; 028-PL-017; 028-PL-018; 028-PL-019; 028-PL-020; 028-PL-021; 028-PL-022; 028-PL-023; 028-SK-057 Rev A; 028-SK-058 Rev A; 028-SK-059; 028-SK-060; 028-SK-061; 028-SK-062 Rev A; 028-SK-063 1/3; 028-SK-063 2/3; 028-SK-063 3/3; 028-SK-064; 252/PL/02; 2703-001; 2703-002; 2703-003; 2703-004; Design and Access Statement (June 2016); Design and Access Statement Appearance and Materials Addendum (July 2016); Air Quality Assessment (May 2016); Preliminary Bat Roost Assessment Report (February 2016); BREEAM Pre-Assessment Summary Report (2 June 2016); HQM Pre-Assessment Summary Report (8 June 2016); Energy and Sustainability Report (8 June 2016); External Building Fabric Assessment (7 June 2016); Fire Safety Planning Short Statement (Jun 2016); Flood Risk Assessment (7 June 2016); Landscape Design (June 2016); Phase 1 Desk Study Report (Rev. 1; June 2016); Planning Statement (June 2016); Statement of Community Involvement (June 2016); Transport Statement (June 2016); Framework Travel Plan (June 2016); Tree Survey Report (February 2016); Vibration Assessment (7 June 2016); Potable Water Capacity Flow & Pressure Investigation (24/06/2016); Daylight and Sunlight Report (Version V2, June 2016)
Reason: In order to avoid doubt and in the interests of good planning.
3. Notwithstanding the information submitted with this application, no development above ground 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.

4. No development above ground 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.).

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.

5. The development shall not be occupied until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens is submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and maintained thereafter.

Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

6. Notwithstanding the details hereby approved, the development shall maintain an active frontage along a minimum of 75% of the Green Lanes elevation of the ground floor of the development.

Reason: To enhance the vitality of the adjacent town centre.

7. The use of the A1/A2/A3/B1/D1 or D2 unit at ground floor hereby permitted shall not be operated before 07:00 hours or after 23:00 hours Monday to

Saturday, and before 08:00 hours or after 20:00 hours Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

8. The car parking spaces shown on the approved drawings shall be provided and marked out on the site prior to the occupation of the development. These spaces shall thereafter be kept continuously available for car parking and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority.
Reason: In order to ensure that adequate provision for car parking is made within the site.
9. The development shall not be occupied until a minimum of 228 cycle parking spaces for users of the development, have been installed in accordance with the details hereby approved. Such spaces shall be retained thereafter for this use only.
Reason: To promote sustainable modes of transport.
10. Prior to the commencement of development, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Green Lanes, Colina Road, Colina Mews, and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the Transportation network.
11. Prior to the occupation of the development, a Delivery and Service Plan (DSP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. Details of which must include the servicing of the commercial/healthcare unit, the servicing of the residential units, including a facility to collect deliveries for residents (a concierge or parcel drop, for example), and 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 and must ensure that bins are provide within the required carrying distances on a waste collection day.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.
12. Prior to the occupation of the development, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the CHP network and its operational design has been delivered in line with the GLA's District Heat Manual for London and the ADE/CIBSE Heat Networks Code of Practice for the UK.

Should this not be delivered to the correct level, the applicant will be required to undertake remedial works on site to ensure this. The CHP will thereafter be required to be maintained in accordance with the approved details.

Reason: To ensure that new community heating network is designed and run efficiently in the interests of sustainability.

13. The A1/A2/A3/B1/D1 or D2 unit hereby approved shall not be occupied until a post construction certificate or evidence issued by an independent certification body confirming that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating 'Very Good' has been achieved for this development has been submitted to, and approved in writing by the Local Planning Authority,

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

14. The residential units hereby approved shall achieve a reduction in carbon (CO₂) emissions of at least 33% against Part L of the Building Regulations 2013, as per the details hereby approved. No dwelling shall be occupied until a certificate has been issued by a suitably qualified expert, certifying that this reduction has been achieved, has been submitted to, and approved in writing by the Local Planning Authority.

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

15. No development 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 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), and that the site contractor company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site. The scheme shall be carried out in accordance with the approved plans.

Reasons: To safeguard the amenities of the area.

16. Before development commences, other than for investigative work and demolition:

a) Using information obtained from the Phase1 Desk Study Report (CGL June 2016 Revision 1) additional site investigation, sampling and analysis shall be undertaken. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

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

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.

17. 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.

18. Prior to the commencement of development, a revised air quality assessment (including dispersion modelling and air quality neutral assessment), taking into account the requirements of the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved plans.

Reason: To protect local air quality.

19. Prior to the commencement of the relevant part of the development, details of all chimney heights calculations, diameters and locations (for CHP units and boilers) shall be submitted to and approved in writing by the Local Planning Authority. All parameters must, as a minimum, meet the requirements of the Chimney Height Memorandum and the Sustainable Design and Construction SPG.

Reason: To protect local air quality and ensure effective dispersal of emissions.

20. Prior to commencement of the relevant part of the development, details of the CHP demonstrating 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, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved plans.

Reason: To protect local air quality and ensure effective dispersal of emissions.

21. Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

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

22. The development, with the exception of demolition, hereby permitted shall not be commenced until detailed design and method statements 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 in consultation with London Underground. The details shall:

- provide details on all structures

- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction
- 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 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 has no impact on London Underground transport infrastructure.

23. No 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: To ensure that any piling has no impact on local underground sewerage utility infrastructure.

24. Prior to the occupation of the development, the applicant shall provide certification that the scheme complies with the requirements of Secured by Design, and this shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the safety and security of the development.

25. Prior to any above ground works commencing on site, a detailed sustainable drainage scheme shall be submitted to the local planning authority for consideration and determination and thereafter, any approved scheme shall be implemented wholly in accordance with the approval and before any above ground works commence.

Reason: In order to ensure that a sustainable drainage system has been incorporated as part of the scheme in the interests of sustainability.

26. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) (England) 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, and this shall be installed prior to the occupation of the property, and the scheme shall be implemented and permanently retained thereafter.

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

Informatives:

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

INFORMATIVE 2: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £316,117.24 (7349sqm x £35 as uprated for inflation) and the Haringey CIL charge will be £1,278,064.59 (7349sqm x £165 as uprated for inflation). 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: 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 6: 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 7: 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 8: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

INFORMATIVE 9: Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

INFORMATIVE 10: 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.

INFORMATIVE 11: 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 12: 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.

49. 45-63 LAWRENCE ROAD N15 4EN AND 67 LAWRENCE ROAD N15 4EY

The Committee considered two reports for two separate schemes (1) 45-63 Lawrence Road and (2) 67 Lawrence Road on two separate but adjoining sites. The reports sought planning permission for (1) the demolition of the existing buildings and redevelopment of the site to provide a building ranging from 4 to 7 storeys in height which includes a recessed top floor comprising 80 residential units (use class C3) and 566sqm of commercial floor space (Use class B1/A2) on ground and first floor level, including 8 disabled parking spaces, 1 car club space including associated works and (2) the demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road which includes a recessed top floor and four storey mews block to the rear, comprising 69 residential units (use class C3) and seven live work units on ground and first floor level, including 7 disabled parking spaces and associated works. The reports 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 both recommended to grant permission subject to conditions and subject to s106 Legal Agreements.

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 amendments to s106 heads of terms and a correction to the paragraph of the report concerning density for 45-63 Lawrence Road which was 818 habitable rooms per hectare.

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

- Both schemes constituted overdevelopment, with high densities due to site cramming in order to maximise profitability for the developer. The justification for exceeding London Plan standards had not been outlined, with the report seeming to focus on unsubstantiated claims and opinions. The density was significantly greater than the nearby Bellway development.
- The woodland area between 25-35 Bedford Road would be destroyed, with no ecological impact assessment or bat survey undertaken, leading to the potential for protected species to be unlawfully removed. The loss of mature trees would result in the destruction of wildlife habitats and have a negative impact on air quality.
- The schemes did not comply with the Lawrence Road planning brief.
- The height and massing to the northern end would result in overshadowing to the public realm.
- The 7 storey height would detract from other buildings in the area
- Low levels of affordable housing would be provided
- The density towards the western edge near Bedford Road was high which would impact on local residents in addition to the disruption from the live-work units.
- Separation distances were insufficient, being only 10m to the closest rear gardens and 30m to the nearest neighbouring houses.
- The demand for employment space in the area was questioned, with similar units on the nearby Bellway scheme remaining empty.

Cllrs Diakides and Vanier addressed the Committee as local ward councillors and raised the following points:

- The schemes went against the Lawrence Road planning brief and thereby the will of local people
- The massing was out of character with the area and the frontage onto Lawrence Road was domineering
- Local public spaces in the area would be degraded including a loss of light caused to Elizabeth Place Park
- The schemes provided little affordable and no social housing
- The schemes breached planning policy in terms of overlooking, overdevelopment and lacking sufficient community benefits
- The plans should be renegotiated with the applicant
- Past guarantees had been provided on the protection of the woodland area as an important ecological corridor and which was now being ignored.

The Committee raised the following issues in discussion of the representations:

- Assurances were sought over the level of affordable housing proposed, which was considerably lower than the Council's 40% target. Officers advised that the viability assessment had been independently assessed leading to an increase in units proposed and that the level reflected sales values in the area and increased construction costs. The Council's 40% affordable housing target was on a borough as opposed to site basis.
- Clarification was sought on children's play space to be provided on site. Officers advised that child play space for 0-5 year olds would be provided to the southern end of no. 67 Lawrence Road in compliance with the London Plan. Additionally, the applicant would provide a financial contribution towards the upgrade of the playground and redesign of street furniture to the adjacent park.
- Assurances were sought over the live/work units in that similar units remained unoccupied in the nearby Bellway scheme and also over the lack of parking provision. Officers advised that these concerns had been raised at an early stage with the applicant, who had subsequently undertaken further detailed work in this area and identified that a specialist provider would be used to lease out the units. Future occupants of these units would be able to apply for on street car parking as business users.
- Clarification was sought from officers on the justification for both schemes to exceed the London Plan density matrix. Officers advised that the higher levels reflected to a degree the netting off of the commercial space in the mixed scheme. The higher density levels were considered acceptable due to factors such as the high public transport accessibility of both sites, high quality design and the location with the emerging Tottenham Area Action Plan (AAP).
- In response to questions regarding the affordable housing units, it was advised that the units would be pepper potted via block throughout the sites and would be predominantly 1 and 2 bed units to ensure they remained affordable.

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

- The schemes would provide new housing including a 19% affordable housing contribution across the two sites as well as in demand family housing.
- Car parking provision would solely be for disabled access thereby allowing increased landscaping and tree planting, with a net increase of 12 trees across the sites.

- New commercial floorspace would be generated which would be retained and managed by the developer, with part used as a headquarters.
- Improvements would be made to Elizabeth Place Park and the open ground to the north at the lead of a steering group.
- The QRP was in support of the schemes.
- Internal balconies were proposed to reduce overlooking.
- The footprint of the woodland area would be retained as an open landscaped area with significant trees retained and secured under condition.

The Committee raised the following points in discussion of the representations received:

- The degree of overshadowing to Elizabeth Place Park. In response it was advised that proposals met BRE guidance in this regard, with at least half of the site maintaining a minimum 2 hours sunshine on the March equinox. Additionally, this standard was very likely to be exceeded with the pulling back of the building line.
- The security of the bridge link between the two schemes was questioned. The applicant advised that this would constitute a 2 storey gap in the building line and would be fully lit to encourage use and would benefit from natural surveillance.
- Further details were sought on proposals for the use of grey bricks in the scheme, an outlier when compared to the rest of Lawrence Road. It was explained in response that this would support the transition between buff and red brick down the length of Lawrence Road and to provide cohesion between the two schemes. The bricks would be of high quality and the QRP were supportive of proposals.
- In response to a question regarding the marketability of the live/work units, the applicant advised that issues often arose related to mortgageability but that in this instance, the units would be retained and managed by the developer.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning applications HGY/2016/1212 and HGY/2016/1213 be approved and that the Head of Development Management be authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms.
- That the section 106 Legal Agreement referred to above be completed no later than 31/11/2016 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- That following completion of the agreement(s) referred to above within the time period provided for above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions
- That delegated authority be granted to the Assistant Director to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in the officer report and to further delegate this

power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.

Conditions:

45-63 Lawrence Road – HGY/2016/1213

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 S91 of the Town and Country Planning Act 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:
1297_E_001, 1297_E_002, 1297_P_100, 1297_P_210 Rev C, 1297_P_211, 1297_P_212, 1297_P_213, 1297_P_214, 1297_P_215, 1297_P_216, 1297_P_300, 1297_P_301, 1297_P_302, 1297_P_303, 1297_P_304, 1297_P_305, 1297_P_306, 1297_P_500 Rev A, 1297_P_501 Rev A, 1297_P_502
Reason: In order to avoid doubt and in the interests of good planning.
3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved samples.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
4. Details of any proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.
Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers
5. The details of all levels on the site in relation to the surrounding area shall be submitted and approved by the Local Planning Authority prior to the commencement of the development. The development shall then be carried out in accordance with the approved site levels.
Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupier.
6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local

Planning Authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking 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). 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.

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.

7. The schedule of species of those new trees and shrubs to be planted 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 approved development. Any trees or plants, either existing or proposed, which, within a period of five years of occupation of the approved 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.

8. 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 A. A CHP Information form must be submitted to and approved by the LPA. The development shall then be carried out strictly in accordance with the details approved by the Council and shall be maintained as such thereafter.

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

9. Before development commences other than for investigative work:
- a) Using the information contained within the Phase I desktop study and Conceptual Model, a site investigation shall be carried out for the site. The investigation must be comprehensive enough to enable:-
- a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority. for approval and the development cannot commence until approved, and thereafter the development shall be carried out only in accordance with the approved details.

- 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.

10. 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. The development shall then be carried out strictly in accordance with the details approved by the Council and shall be maintained as such thereafter.

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

11. 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 must be submitted to and approved by the LPA thereafter, the development shall be carried out only in accordance with the approved Air Quality and Dust Management Plan.

Reason: *To Comply with Policy 7.14 of the London Plan*

12. Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration shall be sent to the Local Planning Authority.

Reason: To Comply with Policy 7.14 of the London Plan

13. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases meets Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM and 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.

14. 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.

15. The development shall then be constructed in strict accordance of the details set out in Lawrence Road - Sustainability and Energy Strategy”, dated 17/04/2016, by GreenGauge, and shall achieve the agreed carbon reduction of at least 35% reduction beyond BR 2013.

Design aspects includes:

- U Values achieving at least:
- Walls: 0.18W/m²/K
- Ground floor: 0.15 W/m²/K
- Roof: 0.13 W/m²/K
- Windows: 1.4 W/m²/K
- And an air tightness of at least 4m³/hr/m²
- A single heating and hot water system which will serve all dwellings and commercial units which will be served by a communal CHP unit.
- PV panels will be placed horizontal, oriented south, generating approx. 70kWp of power and covering an area of 700m²

All of this equipment and materials shall be maintained as such thereafter. Confirmation of this must be submitted to the local authority at least 6 months

of completion on site for approval and the applicant must allow for site access if required to verify delivery.

Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04

16. Details of the CHP facility and associated infrastructure, that will serve all units within the development, shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to any works commencing on site. The details shall include:

- location of the energy centre;
- specification of equipment / plant;
- flue arrangement;
- operation/management strategy; and
- the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)

The CHP and infrastructure shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the approved development and shall be maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with London Plan policy 5.7 and local plan policy SP:04 and DM22.

17. To demonstrate that there is minimal risk of overheating, the results of dynamic thermal modelling (under London's future temperature projections) for all internal spaces will be given to the Council for approval. This should be submitted to and approved in writing by the Local Planning Authority 6 months prior to any works commencing on site and shall be operational prior to the first occupation of the development hereby approved.

This model and report should include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and of maximising passive ventilation) to ensure adaptation to higher temperatures are included. Air Conditioning will not be supported unless exceptional justification is given.

Once approved the development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: In the interest of adapting to climate change and to secure sustainable development.

18. The applicants must construct the scheme as set out in the BREEAM New Construction (version 2014) undertaken by SRE Ltd (dated 04.04.2016) that demonstrates the office space (B1) can achieve a “very good” outcome.

The development shall construct in strict accordance of the details so approved, and shall achieve the agreed rating and shall be maintained as such thereafter. A post construction certificate shall then be issued by the Building Research Establishment or other independent certification body, confirming this standard has been achieved. This must be submitted to the local authority at least 6 months of completion on site.

In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authorities’ approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) polices 5.1, 5.2,5.3 and 5.9 and policy SP:04 of the Local Plan.

19. The applicant must construct the scheme as set out in the Home Quality Mark Assessment undertaken by SRE Ltd (dated 04.04.2016) that demonstrates that all dwellings achieve a 3 stars outcome under this scheme.

The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed rating and shall be maintained as such thereafter. A post construction certificate shall be issued by the Building Research Establishment or other independent certification body, confirming this standard has been achieved. This must be submitted to the local authority at least 6 months of completion on site.

In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authorities’ approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) polices 5.1, 5.2,5.3 and 5.9 and policy SP:04 of the Local Plan.

20. Prior to commencement on site details on the living roof shall submitted to the local authority for approval. This will include the following:

- A roof(s) plan identifying where the living roofs will be located and demonstrating that 825m² green roof will be installed on the roof of the 3rd, 5th and 6th floors;
- Confirmation that the substrates depth range of between 100mm and 150mm across all the roof(s);
- Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- Details of the location of log piles / flat stones for invertebrates;

The living roof will not be used for amenity or sitting out space of any kind. Access will only be permitted for maintenance, repair or escape in an emergency.

The living roof (s) shall then be carried out strictly in accordance with the details approved by the Council and shall be maintained as such thereafter.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local policy SP:05 and SP:13.

21. 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 demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Lawrence Road, West Green Road and Philip Lane 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.

22. The applicant/operator is required to submit a Service and Delivery Plan (SDP) for the local authority's approval prior to occupancy of the proposed development. The Plans should provide details on how servicing and deliveries will take place. It is also requested that servicing and deliveries should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

23. A pre- commencement site meeting must be specified and attended by all interested parties, (e.g. Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees and discuss any construction works that may impact on the trees prior to construction work commencing on site

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

24. Robust protective fencing / ground protection must be installed under the supervision of the Consultant Arboriculturist, prior to the commencement of demolition and retained until the completion of construction activities. It must be designed and installed as recommended in the Arboricultural report.

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

25. The tree protective measures must be inspected or approved by the Council Arboriculturist, prior to the commencement of demolition.

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

- 25 The tree protective measures must be periodically checked the Consultant Arboriculturist.

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

- 26 All construction works within root protection areas or that may impact on them, must be carried out under the supervision of the Consultant Arboriculturist

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

27. 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 sewerage 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.

28. Before the first occupation of the development hereby permitted, details of the cycle parking stands method of security and access to cycle parking facility to be submitted to and approved in writing by, the Local Planning Authority
Reason: To encourage sustainable modes of travel

29. Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into all the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details.

30. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all 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 protect the visual amenities of the neighbourhood

31. The permitted use within Use Class A2 of the Town & Country Planning (Use Classes) Order 1987 (as amended) shall not include the use as a Betting Office and shall be ancillary to the B1(a) use only.

Reason: In order to protect the amenity of occupiers of the development and surrounding occupiers.

32. Prior to occupation, confirmation in writing and full details that the adjoining proposal at 67 Lawrence Road (application reference number HGY/2016/1212) will be implemented and built out as detailed in the approved drawings. In the event that the adjoining application at 67 Lawrence Road is not implemented, full details the proposals shall be submitted to and approved by the local planning authority. The full details of these proposals must include the following:

- a) Updated floorplans detailing the revised layouts as a result of the adjoining application not built.
- b) Full details of the of the external elevations facing the adjoining site
- c) Full details and samples of the external materials

The development must be completed fully in accordance with the above approved drawings.

Reason: In order to protect the visual amenities of the neighbourhood

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 £249,813.914 (5,807.6 sqm x £35 x 1.166) and the Haringey CIL charge will be ££91,818.156 (5,807.6 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 Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: Prior to demolition or refurbishment 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: A bulk waste store should be considered when residents are throwing out items of furniture. How is it going to be managed, also due to the nature of the weight and size unlike residual waste locations for collections. Bulk waste vehicles must be able to collect from the location the bulk waste is stored for health & safety reasons.

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

INFORMATIVE; 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.

INFORMATIVE: No infiltration based sustainable drainage systems should be constructed on land affected by contamination as contaminants can remobilise and cause groundwater pollution. Piling or any other foundation designs using penetrative methods should not cause preferential pathways for contaminants to migrate to groundwater and cause pollution.

INFORMATIVE: A separate application will be required for either the installation of a new shopfront or the display of any illuminated signs.

67 Lawrence Road – HGY/2016/1212

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 S91 of the Town and Country Planning Act 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:
PL_0100B, PL_0101, PL_0200, PL_0300, PL_1000E, PL_1001E, PL_1002A, PL_1003B, PL_1004, PL_1005, PL_1006, PL_1007, PL_1008B, PL_1009, PL_1100C, PL_1101A, PL_1102A, PL_1103A, PL_1104A, PL_1105A, PL_1106A
Reason: In order to avoid doubt and in the interests of good planning.
3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved details.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
4. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.
Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers
5. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority prior to the commencement of the development.
Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.
- 6 No development above ground 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 (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.). 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 consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

7. The schedule of species of those new trees and shrubs to be planted 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 approved development. Any trees or plants, either existing or proposed, which, within a period of five years of occupation of the approved 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.

8. 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

9. Before development commences other than for investigative work:

- c) Using the information contained within the Phase I desktop study and Conceptual Model, a site investigation shall be carried out for the 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.

- d) 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.

10. 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

11. 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*

12. 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

13. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases meets Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM and 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.

14. 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.

15. The development shall then be constructed in strict accordance of the details set out in "Planning Statement Energy Assessment of 67 Lawrence Road", date drafted - 31/03/2016, by Eight Associates, issue number 2. The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed carbon reduction of 40.2% reduction beyond BR 2013. Design aspects includes:

- U-values of 0.17 W/m²K on all walls;
 - U-values of 1.3 W/m²K on all windows;
 - U-values of 0.13 W/m²K on the residential roofs.
- A single heating and hot water system which will serve all dwellings and commercial units (as seen on page 11) which will be served by communal boilers.
 - PV panels will be placed horizontal, oriented south, covering 352m² of the roof and delivering a 33% carbon reduction (as seen on page 25) and the drawing (Planning Proposed Roof Plan diagram PL_1008) which shows 215 PV panels.

All of this equipment and materials shall be maintained as such thereafter. Confirmation of this must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.

Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04

16. Details of the boiler facility and associated infrastructure, that will serve all units within the development, shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to any works commencing on site. The details shall include:

- location of the energy centre;
- specification of equipment;
- flue arrangement;
- operation/management strategy; and
- the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)

The boiler facility and infrastructure shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with London Plan policy 5.7 and local plan policy SP:04 and DM22.

17. The development shall then be constructed in strict accordance of the details set out in the "Planning Statement: Overheating Analysis of 67 Lawrence Road", date drafted - 31/03/2016, by Eight Associates, issue number 1 and subsequent appendix.

The development shall then be constructed in strict accordance of the details so approved, to manage overheating risk. Design aspects includes:

- All southern glazing should have a G-value of less than 0.40
 - That all external shading as set out in the analysis is delivered as designed.
- All of this equipment and materials shall be maintained as such thereafter. Confirmation of this must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.

Reason: To comply with London Plan Policy 5.9. and local plan policy SP:04

18. The development shall then be constructed in strict accordance of the details set out in the sustainability assessment as set out in "Planning Statement: Sustainability Statement, 67 Lawrence Road. Dated 05/04/2016 by Joanna Peacock of Eight Associates.

The development shall then be constructed in strict accordance of the details so approved, and shall provide evidence of the following to the local planning authority at least 6 months of completion on site for approval:

- A site waste management plan targeting best practice benchmarks for resource efficiency;
- Dedicated internal and external waste storage and recycling facilities for end users;
- Approximately 825m² green roof will be installed on the roof of the 3rd, 5th and 6th floor, to provide the following ecological and sustainable benefits:
- Registration under the Considerate Constructors Scheme (CCS) targeting at least 35 out of 50 points, including 7 points within each section of the scheme.
- A resident and employee Travel Pack for all new occupiers.

The external waste facilities and the green roof shall be maintained as such thereafter.

In the event that the development fails to deliver the required measures, a full schedule and costings of remedial works shall be submitted for our written approval. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authorities' approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) polices 5.1, 5.2,5.3 and 5.9 and policy SP:04 of the Local Plan

19. Prior to commencement on site details on the living roof shall submitted to the local authority for approval. This will include the following:

- A roof(s) plan identifying where the living roofs will be located and demonstrating that 825m² green roof will be installed on the roof of the 3rd, 5th and 6th floors;
- Confirmation that the substrates depth range of between 100mm and 150mm across all the roof(s);
- Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- Details of the location of log piles / flat stones for invertebrates;

The living roof will not be used for amenity or sitting out space of any kind. Access will only be permitted for maintenance, repair or escape in an emergency.

The living roof (s) shall then be carried out strictly in accordance with the details approved by the Council and shall be maintained as such thereafter.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local policy SP:05 and SP:13.

20. 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 demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Lawrence Road, West Green Road and Philip Lane 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.

21. The applicant/operator is required to submit a Service and Delivery Plan (SDP) for the local authority's approval prior to occupancy of the proposed development. The Plans should provide details on how servicing and deliveries will take place. It is also requested that servicing and deliveries should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

22. A pre-commencement site meeting must be specified and attended by all interested parties, (e.g. Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees and discuss any construction works that may impact on the trees prior to construction work commencing on site

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

23. Robust protective fencing / ground protection must be installed under the supervision of the Consultant Arboriculturist, prior to the commencement of demolition and retained until the completion of construction activities. It must be designed and installed as recommended in the Arboricultural report.

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

24. The tree protective measures must be inspected or approved by the Council Arboriculturist, prior to the commencement of demolition.

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

25. The tree protective measures must be periodically checked the Consultant Arboriculturist.

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

26. All construction works within root protection areas or that may impact on them, must be carried out under the supervision of the Consultant Arboriculturist

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

27. 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 sewerage 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.

28. Before the first occupation of the development hereby permitted, details of the cycle parking stands method of security and access to cycle parking facility to be submitted to and approved in writing by, the Local Planning Authority
Reason: To encourage sustainable modes of travel

29. Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into all the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details.

30. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all 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 protect the visual amenities of the neighbourhood

31. A detailed plan showing a 1.8 metre high privacy screen along the side of the balcony on the 7th floor of no. 67 Lawrence Road facing no. 69 Lawrence Road shall be submitted to and approved in writing by the Planning Authority prior to the occupation of the property. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONY AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the site if it was to come forward for development 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.

32. Before the first occupation of the development hereby permitted, windows in the proposed side elevation of the 7th floor of no. 67 Lawrence Road facing no. 69 Lawrence Road shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

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

33. Prior to occupation, confirmation in writing and full details that the adjoining proposal at 45-63 Lawrence Road (application reference number HGY/2016/1213) will be implemented and built out as detailed in the approved drawings. In the event that the adjoining application at 45-63 Lawrence Road is not implemented, full details the proposals shall be submitted to and approved by the local planning authority. The full details of these proposals must include the following:

- a) Updated floorplans detailing the revised layouts as a result of the adjoining application not built.
- b) Full details of the of the external elevations facing the adjoining site
- c) Full details and samples of the external materials

The development must be completed fully in accordance with the above approved drawings.

Reason: In order to protect the visual amenities of the neighbourhood

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 £132,830.32 (3,088 sqm x £35 x 1.229) and the Haringey CIL charge will be £48,821.28 (3,088 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.

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 or refurbishment 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: A bulk waste store should be considered when residents are throwing out items of furniture. How is it going to be managed, also due to the nature of the weight and size unlike residual waste locations for collections. Bulk waste vehicles must be able to collect from the location the bulk waste is store for health & safety reasons.

INFORMATIVE: No infiltration based sustainable drainage systems should be constructed on land affected by contamination as contaminants can remobilise and cause groundwater pollution. Piling or any other foundation designs using penetrative methods should not cause preferential pathways for contaminants to migrate to groundwater and cause pollution.

50. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered a report setting out decisions on planning applications taken under delegated powers for the period 26 September to 21 October 2016.

Officers agreed to feedback to Cllr Carter information regarding the approval of air conditioning units to Sheldon Avenue following concerns raised about an inconsistent approach related to noise attenuation measures and how noise levels were measured [action: EW/SM].

RESOLVED

- That the report be noted.

51. UPDATE ON MAJOR PROPOSALS

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

The Committee raised the following points:

Keston Centre

Committee members advised that they were already receiving a considerable amount of local interest on this application. Officers advised that the application was likely to come before the Committee in January. As a way forward, officers agreed to bring the site visit forward to incorporate within the visit for the December Committee [action: EW/SM].

Edmanson's Close

Clarification was sought on plans to retain the front façade and for the re-provision of the elderly accommodation currently onsite. Officers advised that this application was currently at pre-app stage but that an update would be sought and provided to Cllr Mallett [action: EW/SM].

Chocolate factory

In response to a request for an update, officers advised that no recent meetings had been held with the applicant but agreed to chase [action: EW/SM].

Hale Village Tower

Concerns were expressed regarding the design of the tower, particularly over cohesion with the rest of the Hale Village site. Officers advised that the applicant had engaged the services of a renowned architect and that the Council would be seeking a high quality design centred on a slender tower.

Tottenham Magistrates Court

In response to a question, officers advised that the building was listed including protection for the interior cells structure. Potentially the scheme would involve development behind the building.

Highgate train depot

Officers noted concerns raised about the dominating appearance of the industrial fencing.

8-10 High Road

Concerns were raised about the suitability as a location for a tall building within the context of the local area. Officers responded that the site was being considered for a

tall building due to its proximity to the tube and being located outside of the viewing corridor to Alexandra Palace.

RESOLVED

- That the report be noted.

52. DATE OF NEXT MEETING

The Chair advised that the next scheduled meeting on 14 November would be cancelled. The next meeting would therefore be on 12 December.

CHAIR: Councillor Natan Doron

Signed by Chair

Date

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Planning Sub Committee 16th January 2017

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2016/3489

Ward: Northumberland Park

Address: Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Redevelopment in the form of new industrial / warehousing units (Use Class B1(C), B2 and B8) together with relocated electricity substation

Applicant: Diageo Pension Trust (Property Custodian) Limited

Ownership: Private

Case Officer Contact: Aaron Lau

Site Visit Date: 07/11/2016

Date received: 19/10/2016

Last amended date: 30/11/2016

Drawing number of plans: 400A, 401A, 402A, 403B, 404C, 405C, 406B, 407B, 408A, 409A, 410A, 411D, 412B, 413A, 414A, 0102.01A, 0102.01A & 0102.01D

1.1 This application is being reported to Planning Committee as it is a major planning application.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The redevelopment of Mowlem Trading Estate comprises 22 units in total and it is intended to be built in 3 separate phases: Phase 1 – Unit 11; Phase 2 – Units 1 to 10; and Phase 3 – Units 12 to 22. This application is for Phase 2 – units 1 to 10.
- Members of the Planning Sub-Committee on 11th November 2013 approved planning permission (reference. HGY/2013/1792) for Phase 1 of the redevelopment of the site. This permission was subject to the signing of a section 106 legal agreement and it was signed on 13th December 2013. The consented scheme created 5 new buildings (Units A, B, C, D1 and D2).
- The proposed Phase 2 redevelopment of the site at Units 1-10, Mowlem Trading Estate is considered acceptable as it would comply with local plan policies on a site which is designated as a Strategic Industrial Land (SIL) and will support and enhance employment opportunities whilst meeting one of the Council's strategic

aspirations of the area. There will be some reduction in existing flexible B1 (c), B2 and B8 floorspace currently on the site. However, the loss would be compensated by the additional quantity of employment generating floorspace and the increase in the potential number of jobs that would be accommodated on-site should planning consent be granted.

- The redevelopment of the site would not have material adverse impact on the existing nearest residential properties on Willoughby Lane and Heybourne Road, which is approximately 300 metres away from the site, in terms of loss of day/sunlight, enclosure, outlook, overlooking / loss of privacy and significant noise pollution.
- The design and form of the proposed development of the site, which is Phase 2 of the redevelopment of the Mowlem Industrial site, is considered to be compatible and consistent within its industrial setting and recently constructed Phase 1 development.
- The proposal, subject to satisfying Construction Management Plan/Construction Logistics Plan and Delivery and Service Plan details as required by the imposition of a condition would not have any material adverse impacts on the local transportation and highways network.
- The proposal would attain a minimum 'Very Good' BREEAM rating to help reduce carbon emissions, and incorporates an acceptable sustainable urban drainage system to help mitigate surface water flooding from extreme storm events.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 31 January 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion 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 is granted in accordance with the Planning Application subject to the attachment of the conditions.
- 2.4 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to

the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.

Conditions

- 1) Three year time limit
- 2) In accordance with approved plans
- 3) Design - Materials submitted for approval
- 4) Design - Hard and soft landscaping
- 5) Transportation - Cycling
- 6) Transportation - Electric Vehicle Charging Points
- 7) Transportation - Construction Management Plan / Construction Logistics Plan
- 8) Transportation - Delivery Service Plan
- 9) Environmental Health - remediation method statement
- 10) Environmental Health - remediation of contamination
- 11) Environmental Health - risk assessment
- 12) Environment Agency - preliminary risk assessment
- 13) Environment Agency - verification report
- 14) Environment Agency - remediation strategy
- 15) Environment Agency - surface water drainage
- 16) Environment Agency – piling
- 17) SuDs
- 18) Sustainability - BREEAM
- 19) Secured by Design'

Informatives

- 1) Co-operation
- 2) Secure by Design
- 3) Asbestos
- 4) Environment Agency
- 5) Hours of construction
- 6) Street numbering
- 7) London Fire Brigade

Section 106 Heads of Terms:

- 1) **Commercial Travel Plan** - The applicant shall commit to the draft work travel plan submitted and include the following:
 - a) The applicant submits a Works place Travel Plan for the commercial aspect of the Development and appoints a travel plan co-ordinator who must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.

- b) Provision of welcome residential induction packs containing public transport and cycling/walking information, available bus/rail/tube services, map and timetables to all new residents, travel pack to be approved by the Councils transportation planning team.
 - c) The applicant will be required to provide, showers lockers and changing room facility for the work place element of the development.
 - d) The developer is required to pay a sum of, **£3,000** (three thousand pounds for the monitoring of the Travel Plan.
- 2) **Construction training / local labour initiatives** – Participation in the Council’s employment initiatives during construction phase.
- 3) **Carbon off setting** - £2,700 per tonne of carbon plus a 10% management fee if agreed energy efficiency standards, carbon reduction targets and renewable energy technology (PV Solar Panels) have not been achieved in the applicant’s "Mowlem Trading Estate Energy and Sustainability Statement", dated 10th October, by Cudd Bentley Consultancy, Version 7.
- 4) **Considerate contractor**
- 2.5 In the event that Members choose to make a decision contrary to Officers’ recommendation Members will need to state their reasons.
- 2.6 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:
- 1. In the absence of a financial contribution towards monitoring of the Travel Plan, the proposal would have an unacceptable impact on the highway. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.11 and 6.13.
 - 2. In the absence of a financial contribution towards Local employment and training, the proposal would have an unacceptable impact on employment opportunities within the Borough. As such, the proposal would be contrary to Local Plan policies SP8 and SP9 and London Plan policy 4.1.
- 2.7 In the event that the Planning Application is refused for the reasons set out in resolution (2.5) above, the Head of Development Management (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.

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APPENDICES:

- Appendix 1: Consultation Responses
- Appendix 2: Plans and images
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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Background

- 3.1.1 The applicant and owner of the site is the Diageo Pension Trust (Property Custodian) Limited (As Trustee Custodian of the Diageo Pension Scheme).
- 3.1.2 The redevelopment of Mowlem Trading Estate comprises 22 units in total and it is intended to be built in 3 separate phases: Phase 1 – Unit 11; Phase 2 – Units 1 to 10; and Phase 3 – Units 12 to 22.
- 3.1.3 Members of the Planning Sub-Committee on 11th November 2013 approved planning permission (reference. HGY/2013/1792) for Phase 1 of the redevelopment of the site known as Mowlem Trading Estate on Leaside Road and Watermead Way. The consented scheme created 5 new buildings (Units A, B, C, D1 and D2) and the description of the proposal was,

'Demolition of Unit 11, Mowlem Trading Estate, resurfacing of trading estate service road, relocation of electricity substation and redevelopment of land fronting Watermead way in the form of a relocated builders' merchants (Use Class B8) and Industrial and Warehousing (Use Class B 1(c), B2 and B8) floorspace with repositioned access/egress to/from Leaside road'

This permission was subject to the signing of a section 106 legal agreement and it was signed on 13th December 2013.

- 3.1.4 The proposed schedule of areas of Phase 1 was for:

Unit	GIA Ground Reception/Shop	GIA Ground Warehouse	GIA First	GIA Total	GEA Ground	GEA First	GEA Total
Unit A	330 sqm (3555 sqft)	585 sqm (6295 sqft)	—	915 sqm (9850 sqft)	985 sqm (10600 sqft)	—	985 sqm (10600 sqft)
Unit B	76 sqm (818 sqft)	1724 sqm (18557 sqft)	190 sqm (2045 sqft)	1990 sqm (21420 sqft)	1880 sqm (20235 sqft)	233 sqm (2508 sqft)	2113 sqm (22743 sqft)
Unit C	53 sqm (570 sqft)	1437 sqm (15467 sqft)	149 sqm (1603 sqft)	1639 sqm (17640 sqft)	1570 sqm (16900 sqft)	171 sqm (1840 sqft)	1741 sqm (18740 sqft)
Unit D1	65 sqm (700 sqft)	379 sqm (4079 sqft)	65 sqm (700 sqft)	509 sqm (5479 sqft)	482 sqm (5190 sqft)	78 sqm (840 sqft)	560 sqm (6030 sqft)
Unit D2	65 sqm (700 sqft)	379 sqm (4079 sqft)	65 sqm (700 sqft)	509 sqm (5479 sqft)	482 sqm (5190 sqft)	78 sqm (840 sqft)	560 sqm (6030 sqft)
TOTAL	589 sqm (6,339 sqft)	4504 sqm (48,481 sqft)	469 sqm (5,048 sqft)	5562 sqm (59,869 sqft)	5399 sqm (58,114 sqft)	560 sqm (6,027 sqft)	5959 sqm (64,142 sqft)

3.1.5 A section 73 planning application (reference. HGY/2014/1648) to amend the previous planning consent (reference HGY/2013/1792) to include a new mezzanine, totalling 325 sqm and associated external works was reported to, and approved by Members of the Planning Sub-Committee on 14th July 2014. This application was for the,

'Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2013/1792 to regularise the condition with minor amendments to the Travis Perkins Unit A'

Scope of application

3.1.6 The proposal, the subject of this planning application, is for Phase 2 of the redevelopment of the site to provide new industrial / warehousing units (Use Classes B1(C), B2 and B8) together with a relocated electricity substation. The proposals involve the demolition of 2 existing buildings (Units 1-6 and 7-10), and the construction of 5 purpose built buildings for occupation for up to 7 units (Units D3, D4, D5/D6, E and F/G).

3.1.7 The proposed new units - F/G and D5/6 have been designed so to be flexible spaces allowing for the buildings to be partitioned to 'tenant requirements'.

3.1.8 One of the current tenants (Bunzl UK Limited – who occupy Units 1-5) is seeking to expand their operations on the site.

3.1.9 The proposed schedule of areas for the new buildings are as follows:

SCHEDULE OF AREAS							
Unit	GIA Ground Reception/Shop	GIA Ground Warehouse	GIA First	GIA Total	GEA Ground	GEA First	GEA Total
Unit D3	38 sqm (409 sqft)	343.0 sqm (3692 sqft)	40.7 sqm (438 sqft)	421.7 sqm (4539 sqft)	413.6sqm (4452 sqft)	50.4 sqm (542 sqft)	464sqm (4994qft)
Unit D4	38 sqm (409 sqft)	343.0 sqm (3692 sqft)	40.7 sqm (438 sqft)	421.7 sqm (4539 sqft)	404sqm (4348sqft)	46.8 sqm (504sqft)	450.8sqm (4852qft)
Unit D5/6	65.0 sqm (700 sqft)	705.5 sqm (7594 sqft)	81.0 sqm (872 sqft)	851.5 sqm (9166 sqft)	817.8sqm (8803 sqft)	94.9 sqm (1021 sqft)	912.7sqm (9824qft)
Unit E	162.7 sqm (1751sqft)	2720.4 sqm (29282 sqft)	289 sqm (3111 sqft)	3172.1 sqm (34144sqft)	2981sqm (32087 sqft)	315.5 sqm (3396 sqft)	3296.5 sqm (35483 sqft)
Unit F/G	49.3 sqm (530 sqft)	1245.1sqm (13402 sqft)	126.8 sqm (1365 sqft)	1421.2 sqm (15297 sqft)	1357.4sqm (14611 sqft)	146.1 sqm (1572 sqft)	1503.5 sqm (16183 sqft)
TOTAL	353 sqm (3799 sqft)	5357.0 sqm (57,662 sqft)	578.2 sqm (6224 sqft)	6288.2 sqm (67,685 sqft)	5973.8 sqm (64,300 sqft)	653.7 sqm (7,036 sqft)	6,627.5 sqm (71,336sqft)

3.1.10 The existing gross internal floorarea of the existing buildings on the site is 6,950 sqm and the proposed gross internal floorarea in relation to the proposed buildings is 6,289 sqm, therefore there would be a net reduction in employment floorspace of 661 sqm.

3.1.11 The total existing number of on-site parking spaces is 87 with no parking for HGV, motorcycles, disabled spaces and cycle spaces.

3.1.12 The proposed schedule of parking for the individual units is:

Unit	Floor Area (sqm)	Car Parking Bays	Disabled Bays	Cycle Parking	Servicing Bays
Unit D3	464	2	2	2	1
Unit D4	451	2	2	2	1
Unit D5	456	2	2	2	1
Unit D6	456	2	2	2	1
Unit E	3,297	15	2	9	4
Unit F/G	1,504	10	4	4	2
Total	6,628	33	14	21	10

- 3.1.13 47 car parking spaces are proposed for the new units with a further 22 existing parking spaces, comprising 2 disabled bays, 15 regular bays and 5 van bays, provided in a separate car park along Leaside Road in association within the site. Therefore the total car parking provision for the site will be 69 spaces in total.
- 3.1.14 Vehicular access to the Mowlem Trading Estate will be retained via the existing Leaside Road access. The existing temporary access/egress to/from Leaside road which formed part of the Phase 1 development will be removed under this Phase 2 application. The main estate road off Leaside Road will be retained. 2 new estate roads have been created off the existing and main central estate road to permit vehicular access to the Phase 1 and Phase 2 units.
- 3.1.15 The proposed layout will follow the building lines of the Phase 1 development, new Units E and F/G will be situated on the eastern end of existing Units B and C and the new block of Units D3, D4, D5 and D6 will be attached to the eastern flank wall of the existing Unit D2.
- 3.1.16 The new industrial buildings will match the contemporary design and appearance of the consented Phase 1 development. They will be modular in shape with shallow pitched roofs, and be constructed out of silver metal cladding, gun metal box flashing and flat panels and the ground and first floor offices will be glazed.
- 3.1.17 The existing electrical sub station between Units 6 and 7 of Mowlem Trading Estate will be relocated closer to the entrance of the existing cul-de-sac access road.
- 3.1.18 The new development will create approximately 110 full-time jobs compared to 63 full-time existing employees. In short, although there would be a net loss of employment floorspace. the proposal would result in a net increase of 47 full-time jobs.

3.2 Site and Surroundings

- 3.2.1 The site is a rectangular strip of land which straddles Watermead Way on its western boundary and the south side of Leaside Road. The site currently comprises industrial units with open service and car parking areas. Access into the site is obtained via a temporary estate road on Leaside road with a secondary access situated to the east of the site, further along Leaside Road.
- 3.2.2 The site falls within an Area of Archaeological Importance and Strategic Industrial Land (SIL) within the Council's adopted Local Plan Proposals Map and emerging Tottenham Area Action Plan – Pre-submission Version January 2016 (North London Strategic Industrial Land), but does not form part of any specific site allocation in the emerging Site Allocations DPD Pre-submission Version January 2016.

- 3.2.3 London Borough of Enfield boundary and IKEA are located on the north side of Leaside Road and opposite the site. A gas holder lies in close proximity to the north, and Tottenham Marshes and Lee Valley Regional Park are situated further along Leaside Road and to the east.
- 3.2.4 The site does not fall within a designated conservation area and there are no locally or statutorily listed buildings on the site.

3.3 Relevant Planning history

HGY/2016/3960 - Display of 1 x internally illuminated free standing facility sign, 2 x internally illuminated wall facility signs 1 x non illuminated welcome sign – pending

HGY/2016/2176 - Erection of Single Storey Entrance Lobby, reconfiguration of existing vehicle parking areas to increase number of existing car parking bays, alterations to existing building facades to provide new Entrance lobby, vehicle access door, additional window, extension / alterations to mezzanine level and the provision of wash bay within curtilage of site in association with the existing class B2 use of the building as a vehicle Service and MOT centre (Class B2) – approved 14/10/2016

HGY/2016/0790 - Installation of new electricity sub-station and associated fencing. – approved 10/05/2016

HGY/2016/0463 - Non-material amendment following a grant of planning permission HGY/2015/1321 to propose changes to the generator supplier and requirements to facilitate installation. – approved 14/03/2016

HGY/2015/1321 - Development of small scale standby electricity generation plant in an existing portal framed building – approved 18/12/2015

HGY/2014/3439 - Non-material amendment following the grant of planning permission HGY/2013/1792 for introduction of 2no. First floor windows to Unit A (frames and glazing to match second floor entrance screen) – approved 13/01/2015

HGY/2014/3140 - Non-material amendment following a grant of planning permission HGY/2013/1792 to replace wording of condition 10 in order to amend BREEAM condition – approved 08/12/2014

HGY/2014/2886 - The use of not more than 150sqm of floorspace for the cutting and bending of aluminium (Use Class B2, General Industrial) within the existing building (Use Class B8, Storage and Distribution) – approved 04/12/2014

HGY/2014/2638 - Change of use from B1 (light industrial) to B3 (power station) use class to develop a standby electricity generation plant – approved 19/11/2014

HGY/2014/1648 - Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2013/1792 to regularise the condition with minor amendments to the Travis Perkins Unit A – approved 24/09/2014

HGY/2014/1410 - Non-material amendment following a grant of planning permission HGY/2013/1792 to reword condition 2 to add drawing numbers that were approved with the application. – approved 18/06/2014

HGY/2014/0630 - Display of 2 x externally illuminated static Totem signs – approved 28/04/2014

HGY/2014/0628 - Display of 2 x externally illuminated building mounted signs – approved 28/04/2014

HGY/2014/0627 - Provision of new security hut and 2 no. automated security barriers to existing trading estate and new access road. – approved 29/04/2014

HGY/2014/0402 - Prior Notification for demolition of single storey Industrial/Warehouse unit, steel frame, brickwork and steel clad - Prior Approval Not Required 31/03/2014

HGY/2013/1792 - Demolition of Unit 11, Mowlem Trading Estate, resurfacing of trading estate service road, relocation of electricity substation and redevelopment of land fronting Watermead way in the form of a relocated builders' merchants (Use Class B8) and Industrial and Warehousing (Use Class B 1(c), B2 and B8) floorspace with repositioned access/egress to/from Leaside road. – approved 13/12/2013

HGY/2007/0763 - Change of use of unit 11 from B2 (general industry) to B8 (storage and distribution). – approved 01/06/2007

HGY/2002/0893 - Change of use from Class B8 (storage) to Class B2, (sorting, bailing & shredding of waste paper). – approved 15/08/2002

HGY/1997/0504 - New cladding to existing single storey building. – approved 13/05/1997

HGY/1991/0010 - Use of site for storage of scaffolding poles and equipment. – approved 28/04/1991

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Tottenham Team
- LBH Head Of Carbon Management
- LBH Flood and Surface Water
- LBH Economic Regeneration
- LBH Cleansing
- LBH EHS - Pollution Air Quality
- LBH Emergency Planning and Business
- LBH Building Control
- LBH Transportation Group
- LBH EHS - Noise
- LBH Design
- London Fire Brigade
- Lee Valley Regional Park Authority
- Designing Out Crime Officer
- Arriva London
- Health & Safety Executive
- Transport For London
- Environment Agency
- L. B. Enfield
- L. B. Waltham Forest
- National Grid
- Thames Water

The following responses were received:

Internal:

- 1) Design: No objection.
- 2) Transportation: No objection subject to cycle, CLP/CMP and DSP conditions and Travel Plan in the s106 legal agreement.
- 3) Carbon Management: No objection subject to the imposition of energy, PV and BREEAM conditions.
- 4) Environmental Health: No objection subject to the imposition of contamination and control of dust conditions.
- 5) Drainage Engineer: No objection subject to the imposition of a SuDs condition.

External:

- 6) Environment Agency: No objection subject to the imposition of risk assessment, verification, contamination, surface water drainage and piling conditions
- 7) Designing Out Crime Officer: No objection subject to the imposition of a Secured by Design condition.
- 8) Network Rail: No objection.
- 9) TfL: No objection subject to the imposition of electric vehicle charging point, cycle, CLP and DSP conditions.
- 10) London Fire Brigade: No objection subject to the imposition of a sprinkler informative.
- 11) Historic England: No comments.
- 12) Greater London Archaeological Advisory Service (GLAAS): No objection.

“I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.”

- 13) Health and Safety Executive: No objection.

“Do not advise against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.”

- 4.2 The scheme was presented to the **Haringey Quality Review Panel** on 14th December 2016. A summary of their response is set out in paragraph 6.4.5.

5. LOCAL REPRESENTATIONS

- 5.1 The following were consulted:

104 Neighbouring properties
0 Residents Association
3 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: 2
Objecting: 0
Supporting: 1
Others: 1

- 5.3 The following Councillor made representations:

- Cllr Bevan

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:

- Cllr Bevan has requested the perimeter fencing to match the same dark green treatment as the recently constructed estate adjacent to the site. **(Officer comments:** The applicant has submitted an updated drawing ref. PL411D (replacing PL411B) to show the fence being replaced with a new fence 2.4m high and coloured green to match the fencing to Watermead Way provided as part of the Stage 1 development

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. The impact on the amenity of adjoining occupiers
3. Design
4. Living conditions for future occupants
5. Parking and highway safety
6. Accessibility
7. Sustainability
8. Flood Risk

6.2 Principle of the development

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

Redevelopment of site – Phase 2

6.2.2 Mowlem Trading Estate forms part of Central Leaside, a designated Strategic Industrial Land (SIL) which is safeguarded under Policy SP8, draft DM Policy DM37 and draft Tottenham Area Action Plan Policy NT2. The principle of redevelopment of the site for Phase 1 circ. 5,500sqm Use Class B 1(c), B2 and B8) floorspace was granted planning permission by Planning Sub Committee in 2013.

6.2.3 The thrust behind London Plan Policy 2.17 is to, *'promote, manage and, where appropriate, protect the strategic industrial locations (SILs)'*. Para. 2.81 pertaining to this policy states that, *'SILs are important in supporting the logistics system*

and related infrastructure which are essential to London's competitiveness'. Concurrent to this, the strategic aspiration of London Plan Policy 4.4 expect the borough to, 'adopt a rigorous approach to industrial land management to ensure a sufficient stock of land and premises to meet the future needs of different types of industrial and related uses in different parts of London, including for good quality and affordable space'.

- 6.2.4 Local Plan Policy SP8 states that, "*The Council will secure a strong economy in Haringey and protect the borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites and Local Employment Areas*". B uses are protected to meet the forecast demand of 137,000 sqm floorspace up to 2026.
- 6.2.5 Emerging DM Policy DM37 supports the modernisation, intensification and renewal of employment land and floorspace within designated Strategic Industrial Locations. Of relevance to this application part b of this policy promotes future flexibility of use including subdivision to provide for a range of business types and sizes, including small businesses. Flexible industrial space is also supported by draft Tottenham Area Action Plan Policy NT2, part b to enable small firms to start up and grow. It is important to note that the Council support development which increases job density and therefore helps to meet the employment needs of the Borough under part a of draft Policy NT2.
- 6.2.6 The current proposals for Phase 2 of the redevelopment at Mowlem Trading Estate will result in a 661 sqm reduction of existing flexible B1 (c), B2 and B8 floorspace from 6,950 sqm to 6,289 sqm. However, the quality and density of the new employment generating floorspace and the projected increase in the number of jobs to be created on-site will increase by 63 full-time existing employees to 110 full-time jobs and thus increase job opportunities for the local community in Haringey and for some of the residents living in Enfield which borders the site to the north. The principle of redevelopment for Phase 2 of Mowlem Trading Estate is acceptable which would align with the strategic aims and objectives of London Plan Policies 2.17 and 4.4, Local Plan Policy SP8, draft DM Policy DM37 and draft Tottenham Area Action Plan Policy NT2 by strengthening existing industrial employment land and creating local job opportunities.

Health and safety

- 6.2.7 The development site is situated in close proximity, and lies within the Middle Zone of Transco Gas Holder located on the north side of Leaside Road, and in the London Borough of Enfield. The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the consultation distance of major Hazard sites/pipelines. The HSE has been consulted and in their formal response, they have not advised, on safety grounds, against the granting of planning permission. The nature, size and location of the Phase 2 proposal with the adjacent gasholder in mind, would therefore not prejudice future users of the

new development in terms of health and safety issues and is acceptable in this regard.

6.3 Impact on the amenity of adjoining occupiers

6.3.1 The London Plan Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.3.2 The site forms part of Mowlem Trading Estate and within the wider Leaside Industrial Park. The neighbouring properties comprise large industrial units and forecourt parking associated with the general industrial use. The nearest residential properties are those sited off Willoughby Lane and Heybourne Road away to the south-west and west of the railway line. Given that the nearest residential properties are some 300 metres away from the application site, the redevelopment of the site would not materially impact on the amenity of residents in terms of daylight/sunlight, enclosure and outlook and noise pollution.

6.4 Design

6.4.1 Local Plan Policy SP11 states 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. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

6.4.2 The proposed layout will follow the building lines of the Phase 1 development: new Units E and F/G will be situated on the eastern end of existing Units B and C; and the new block forming Units D3, D4, D5 and D6 will be attached to the eastern flank wall of the existing Unit D2.

6.4.3 The new industrial buildings will match the contemporary design and appearance of the consented Phase 1 development. They will be modular in shape with shallow pitched roofs, and be constructed out of silver metal cladding, gun metal box flashing and flat panels and the ground and first floor offices will be glazed. The design is simple and uncluttered, and would be in keeping with its industrial context and established appearance.

- 6.4.4 The Council's Design Officer has reviewed the application and raised no concerns with the exception of boundary improvements to the Leaside Road street frontage.
- 6.4.5 The proposal was presented to the Quality Review Panel on 14th December 2016.

QRP comments	Comments
<i>Boundary to Leaside Road</i>	
The industrial character of the area around the Mowlem Trading Estate will change in future, with plans for significant residential development at Meridian Water, and a Crossrail 2 Station at Northumberland Park.	Noted although Meridian Water falls outside the Borough.
The panel think this scheme could contribute to this process, by enhancing the quality of the environment on Leaside Road – which is likely to be used by many more pedestrians and cyclists in the future.	Noted.
They would encourage a reduction in the height of the boundary fence, currently shown as being 2.4m high. This does not provide a secure boundary to the site – there are no gates at entrances to the site.	The 2.4m high fence was recommended by secure by design officers.
The panel think a 1.8m fence should be sufficient, and that planning officers and the applicant should work with secured by design officers to agree this.	Noted.
<i>Landscape design</i>	
High quality landscape design has the potential to improve the appearance of the development, as well as the environment for people working there.	Noted.
Retention of the existing trees on Leaside Road is welcomed.	Noted.
The boundary to Leaside Road is currently untidy, despite planting as part of Phase 1. For example, pavement has not been reinstated where a previous vehicular access has been removed.	The reinstatement of the former crossover (Phase 1 development) has not yet been implemented by Highways.
The panel would encourage the applicant to create an attractive landscaped boundary towards Leaside Road, to improve the environment for pedestrians.	Noted.
Within the site, they would also encourage tree planting and landscaped areas for workers to sit outside during breaks.	Noted.
<i>Roof form</i>	

The design of the Phase 2 development is intended to match the completed Phase 1 scheme – however, the roof pitch is currently orientated in the opposite direction.	The pitch of the existing and proposed roofs are very shallow and not noticeable from the street or within the site.
The panel think designing the roof to follow the same orientation as Phase 1 would create a more consistent appearance.	The orientation of the south-facing roof pitch allows the installation of a no. of PV panels and to maximise solar gain.
Provision of photovoltaic panels is welcome, and should remain possible with east and west facing roof pitches.	Noted.
<i>Summary</i>	
The Quality Review Panel welcomes the proposals for Phase 2 of the redevelopment of the Mowlem Trading Estate. This will upgrade the quality of industrial buildings, which provide employment for this part of Haringey. In broad terms the panel supports the submitted scheme, but thinks there is scope for improvement of the landscape design. In particular the panel would encourage further thought about the boundary to Leaside Road. Plans for a large residential development at Meridian Water in Enfield, and a Crossrail 2 Station at Northumberland Park will transform the area around the trading estate. This scheme could contribute to that process by creating a better environment for pedestrians and cyclists around the site. As a detailed comment on the industrial buildings, the panel also suggested that the roof pitch should be designed with the same orientation as Phase 1.	

- 6.4.6 QRP principally raised concerns to the public realm and the landscaping treatment on Leaside Road. The former and existing temporary crossovers will be reinstated as part of the Highway Works secured under the Phase 1 development along this section of Leaside Road. The consented scheme has only been constructed since the beginning of this year and the shrubs and greenery will take time to gain full growth. A landscaping condition is recommended to be imposed on any grant of planning permission in order to ensure details of the boundary treatment within the scope of this Phase 2 development are acceptable. Furthermore, the 3 mature trees on Leaside Road will be retained as part of the proposals.
- 6.4.7 The existing 2.4m green perimeter fencing on Watermead Way which formed part of the Phase 1 development of the site has been extended to Leaside Road following a request by Cllr Bevan under this application. This change is reflected on revised drawing no. PL411D.
- 6.4.8 Officers recognised that a shorter 1.8m high fence as suggested by QRP and the Design Officer would provide both an improved public realm and environment for pedestrians/cyclists on Leaside Road and in anticipation of the large and future

residential development (Meridian Water) north of the site in the London Borough of Enfield. However, there has been 12 reported incidents of crime over the past year at Mowlem Trading Estate, and a height reduction from the current 2.4m would be contrary to the Secure by Design guidelines which would compromise safety and security at the estate. This can be reviewed once the Meridian Water development comes forward and as part of the preliminary discussions for the future Phase 3 redevelopment of the estate.

6.5 Parking and highway safety

6.5.1 Local Plan 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. This approach is continued in Policies DM31 and DM32 of the Development Management DPD pre-submission version 2016.

6.5.2 London Plan Policy 6.14 directs, '*developments that generate high numbers of freight movements close to major transport routes*', where paragraph 5.1.22 of Local Plan Policy SP7 states, '*The Mayor's Land for Industry and Transport SPG urges boroughs to make employment land available for transport functions, such as rail freight facilities, bus garages and waste management facilities*'.

6.5.3 Saved UDP Policy M8 cites, '*The Council will only promote access roads to commercial and industrial premises if the premises are:*

- a) located advantageously in relation to main roads and railways to accommodate the generation of heavy freight.*
- b) provide facilities for the handling of freight to secure efficient distribution.*
- c) located to reduce the movement of vehicles on roads not suitable for them.*
- d) located to encourage the use of rail and water to carry freight traffic.*
- e) located and designed to minimise any adverse impact on the strategic road network'.*

6.5.4 The proposed schedule of parking for the individual units is:

Unit	Floor Area (sqm)	Car Parking Bays	Disabled Bays	Cycle Parking	Servicing Bays
Unit D3	464	2	2	2	1
Unit D4	451	2	2	2	1
Unit D5	456	2	2	2	1
Unit D6	456	2	2	2	1
Unit E	3,297	15	2	9	4
Unit F/G	1,504	10	4	4	2
Total	6,628	33	14	21	10

- 6.5.5 In addition, there will be an additional 22 parking, comprising 2 disabled bays, 15 regular bays and 5 van bays, provided in a separate car park along Leaside Road in association within the site. Therefore the total car parking provision for the site will be 69 spaces in total, including the 33 regular bays and 14 disabled bays
- 6.5.6 The total existing number of on-site parking spaces is 87 with no parking for HGV, motorcycles, disabled spaces and cycle spaces.
- 6.5.7 Vehicular access to the Mowlem Trading Estate will be retained via the existing Leaside Road access. The existing temporary access/egress to/from Leaside road which facilitated the Phase 1 development will be removed under this Phase 2 application. The stopping up of the existing crossover was secured by a financial contribution in the s106 legal agreement of the Phase 1 application. The main estate road off Leaside Road will be retained. 2 new estate roads have been created off the existing and main central estate road to permit vehicular access to the Phase 1 and Phase 2 units.
- 6.5.8 The proposed redevelopment will result in the loss of 18 off street car parking spaces. It is to be noted that as the applicant is proposing to reduce the floor area this will result in generating less trips when compared to the Phase 1 development and approved under planning application reference HGY/2013/1792. There will be a reduction of 6 vehicular trips during the AM peak hour and 3 vehicular trips during the PM peak hour.
- 6.5.9 Notwithstanding the above the total car parking provision proposed using the new floor area is in line with the Council's car parking standards which requires the applicant to provide 1 car parking space per 100-600 sqm. The car parking provision based on one car parking space per 100 sqm would be 66 off street car parking space. The applicant is proposing to provide 69 off street car parking spaces within the site, including 14 wheel chair accessible car parking spaces which will meet the parking standards and therefore the number of car parking spaces proposed is acceptable.
- 6.5.10 The application includes the provision of 21 cycle parking spaces, but the applicant has not included details on the type of cycle parking facility proposed. The proposed cycle parking should be provide line London Cycle Design standard recommendations for work place cycle parking and a cycle condition will be imposed to the decision to ensure compliance.
- 6.5.11 The recommended imposition of Construction Management Plan (CMP) and Construction Logistics Plan (CLP) and Delivery and Service Plan (DSP) conditions on any grant of planning permission subject to details are acceptable in consultation with Transportation and the Highways Authority will ensure that

the proposal will not have any impact on the local transportation and highways network.

6.6 Accessibility

- 6.6.1 The NPPF and London Plan Policies 3.8 and 7.2, Local Plan Policy SP11 and draft DM Policies DM1 and DM2 require all development proposals to provide satisfactory access for disabled people. All development proposals should be built in accordance with Part M of Building Regulations to ensure any new development is suitable for disabled users.
- 6.6.2 The applicant has shown its commitment towards creating an inclusive environment within its design and access statement. 20% disabled parking as close as possible to the main entrances has been provided for. A lift and a unisex accessible ground floor toilet have been included within the individual units and level entry and wide entrances (min. 1800mm) have been provided to facilitate ease of entry for disabled users and those with mobility difficulties.
- 6.6.3 In terms of the internal design, visual manifestations at two heights will be applied to large glazed panels, and colour contrast and lighting will enable partially sighted people to readily identify features such as doors, lifts, signs etc. All doors will be a min. 1200mm wide, stairs to be 1000mm wide and will be within the maximum rise (170mm) and going (200mm) for steps. It is considered that the applicant has demonstrated that the new development has been laid out and inclusively designed in order to meet the needs of those with disabilities and the wider community in accordance to the NPPF and to London Plan Policies 3.8 and 7.2, Local Plan Policy SP11 and draft DM Policies DM1 and DM2

6.7 Sustainability

- 6.7.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Core Strategy set out the sustainable objectives in order to tackle climate change. Information is sought regarding how far commercial development proposals meet the BREEAM 'Very Good' criteria, and where sustainability measures such as the use of rainwater harvesting, renewable energy, energy efficiency, etc are included as part of the proposals.
- 6.7.2 The make up of the BREEAM overall rating to which a development is assessed against consists of nine separate components (plus innovation): management, health & wellbeing, energy, transport, water, waste, pollution, land use & ecology and materials.
- 6.7.3 The applicant has submitted a sustainability statement which demonstrates the new development (58.78%) will provisionally achieve a BREEAM rating of 'Very Good' (min. 55%), according to an Accredited Professional (AP) assessor. The proposal will incorporate features such as dual flush, low volume WC's, reduced

flow taps and showers, water meter displays, SuDs, recycled materials, locally sourced timber and travel plan. A post-completion condition will be attached to the decision to ensure the development achieves a BREEAM "very good" standard as set out in the report.

- 6.7.4 London Plan Policy 5.2 requires major developments meet the targets for carbon dioxide emissions reduction in non-domestic buildings: 40 per cent improvement on 2010 Building Regulations between 2013 and 2016. It also requires major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction and carbon dioxide reduction targets through the use of on-site renewable energy generation should be met on-site.
- 6.7.5 The applicant has provided an energy statement in light of the above energy context and requirements. The proposal will achieve a site wide carbon reduction of 35.62%. This is less than the London Plan 40% requirement but on balance, deemed acceptable given the marginal shortfall and the other benefits the proposal will bring such as better purpose-built industrial units. The proposal is therefore acceptable in this regard.

6.8 Flood risk

- 6.8.1 The site predominantly falls within flood risk zone 1 with vehicular access points within flood risk zones 2 and 3. Zone 1 indicates low probability of flooding which comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Zones 2 and 3 have medium and high probability to flooding, comprising land assessed as having between a:
- 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year (Zone 2); and
 - 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year (Zone 3)
- 6.8.2 The building footprint proposed will fall within Zones 2 and 3. In mitigation, floor levels within the building will be elevated and a void created below the building which will remain suitable for the ingress of floodwaters. Existing ground levels will not be changed and existing floodplain volumes will remain unaffected. The design of the finished floor, access, and basement entry levels will also have a minimum freeboard 0.3m as previously confirmed as part of Phase 1 investigations by the Environment Agency. Safe access and egress will also be achieved during a flood event at the site.
- 6.8.3 Local Plan Policy SP5 recommends flood risk assessments (FRA) in conjunction with the Environment Agency to identify critical drainage areas susceptible to

surface water flooding, and to develop measures to manage, and where possible, reduce the risk of surface water flooding. This stance aligns with London Plan Policy 5.12 which seeks to address current and future flood issues and minimise risks in a sustainable and cost effective way.

6.8.4 The applicant has submitted a flood risk assessment and Sustainable Drainage Systems (SUDS) statement. London Plan Policy 5.13 sets out the drainage hierarchy for SUDS so greenfield run-off rates are achieved and that surface water run-off is managed as close to its source as possible:

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; and
- 7 discharge rainwater to the combined sewer

6.8.5 The applicant has calculated that flows will be controlled from the site at a rate of 205 litres per second for the site which is equivalent to 149 litres per second per hectare. In addition, it has been calculated 90 litres per second for a 600minute storm duration when the Pymmes Brook is at risk of flooding flows and storage has been provided on site to retain this runoff until such times as Pymmes Brook has sufficient capacity to receive flows.

6.8.6 The EA has been consulted and raised no objection subject to recommending the imposition of risk assessment, verification, contamination, surface water drainage and piling conditions. In summary, subject to conditions, it is considered that the design of the proposed SUDS is acceptable to help mitigate severe flooding events in accordance with Local Plan Policy SP5 and London Plan Policies 5.12 and 5.13.

6.9 Section 106

6.9.1 This application will be subject to the following Section 106 Heads of Terms and is required to comply with r122 of the CIL Regulations 2010:

- a) Commercial Travel Plan
- b) Construction training / local labour initiatives
- c) Carbon off setting
- d) Considerate contractor

6.10 Conclusion

- The redevelopment of Mowlem Trading Estate comprises 22 units in total and it is intended to be built in 3 separate phases: Phase 1 – Unit 11; Phase 2 – Units 1 to 10; and Phase 3 – Units 12 to 22.
- Members of the Planning Sub-Committee on 11th November 2013 approved planning permission (reference. HGY/2013/1792) for Phase 1 of the redevelopment of the site. This permission was subject to the signing of a section 106 legal agreement and it was signed on 13th December 2013. The consented scheme created 5 new buildings (Units A, B, C, D1 and D2).
- The proposed Phase 2 redevelopment of the site at Units 1-10, Mowlem Trading Estate is considered acceptable as it would comply with local plan policies on a site which is designated as a Strategic Industrial Land (SIL) and will support and enhance employment opportunities whilst meeting one of the Council's strategic aspirations of the area. There will be some reduction in existing flexible B1 (c), B2 and B8 floorspace currently on the site. However, the loss would be compensated by the additional quantity of employment generating floorspace and the increase in the potential number of jobs that would be accommodated on-site should planning consent be granted.
- The redevelopment of the site would not have material adverse impact on the existing nearest residential properties on Willoughby Lane and Heybourne Road, which is approximately 300 metres away from the site, in terms of loss of day/sunlight, enclosure, outlook, overlooking / loss of privacy and significant noise pollution.
- The design and form of the proposed development of the site, which is Phase 2 of the redevelopment of the Mowlem Industrial site, is considered to be compatible and consistent within its industrial setting and recently constructed Phase 1 development.
- The proposal, subject to satisfying Construction Management Plan/Construction Logistics Plan and Delivery and Service Plan details as required by the imposition of a condition would not have any material adverse impacts on the local transportation and highways network.
- The proposal would attain a minimum 'Very Good' BREEAM rating to help reduce carbon emissions, and incorporates an acceptable sustainable urban drainage system to help mitigate surface water flooding from extreme storm events.
- All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6.6 CIL

Based on the information given on the plans, this proposal will not be liable to the Mayoral CIL and Haringey CIL charge as it will result in a net reduction in gross internal floorspace.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Applicant's drawing No.(s) 400A, 401A, 402A, 403B, 404C, 405C, 406B, 407B, 408A, 409A, 410A, 411D, 412B, 413A, 414A, 0102.01A, 0102.01A & 0102.01D

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 s91 Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos. (400A, 401A, 402A, 403B, 404C, 405C, 406B, 407B, 408A, 409A, 410A, 411D, 412B, 413A, 414A, 0102.01A, 0102.01A & 0102.01D). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

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

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

4. No development shall take place until full details of both hard and soft landscape works have been submitted to, and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of 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). 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

5. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. Details of cycle parking should be provided in line London Cycle Design standard recommendations for work place cycle parking. The development shall be carried out in accordance with the approved details and retained as such in perpetuity.

Reason: To ensure that the cycle parking facility proposed are fit for purpose and are provided in line with the London Cycle Design Standard.

6. No development shall take place until location details of the Electric Vehicle Charging Points (ECVPs) have been submitted to, and approved in writing by the Local Planning Authority. Details of ECVPs should be provided in line London Plan standard recommendations. The development shall be carried out in accordance with the approved details and retained as such in perpetuity.

Reason: To promote a sustainable mode of travel and in line with the London Plan standards.

7. 6 weeks (six weeks) prior to construction works commencing on site of the development hereby permitted 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 work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians circulating within the industrial estate and on Leaside Road, Watermead Way and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods. The development shall be carried out in accordance with the approved details.

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

8. Prior to the first occupation of the development hereby permitted, a Delivery and Service Plan (DSP) shall be submitted to, and approved in writing by the Local Planning Authority. Details shall include servicing of the commercial units. The development shall be carried out in accordance with the approval details.

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

9. No development shall commence until the information from the Phase 1 Desktop Study and Phase IIb Site Investigation has been submitted to, and approved in writing by the Local Planning Authority. Details shall include a Method Statement detailing the remediation requirements and also any post remedial monitoring 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.

10. Prior to occupation of the development hereby approved 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.

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

11. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted to, 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 sent to the LPA prior to any works being carried out on the site. The development shall be carried out in accordance with the approved report.

Reason: To protect Groundwater.

12. Prior to each phase of development approved by this planning permission no development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:

- all previous uses,
- potential contaminants associated with those uses,
- a conceptual model of the site indicating sources, pathways and receptors,
- potentially unacceptable risks arising from contamination at the site.

- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect Groundwater.

13. No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: The verification report should be undertaken in accordance with our guidance Verification of Remediation of Land Contamination <http://publications.environment-agency.gov.uk/pdf/SCHO0210BRXF-e-e.pdf>

14. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: No site investigation fully characterises a site. Not all of the site area was accessible during the investigations to date.

15. No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: Infiltrations SUDs/ soakaways through contaminated soils are unacceptable as contaminants can remobilise and cause groundwater pollution.

16. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Some piling techniques can cause preferential pathways for contaminants to migrate to groundwater and cause pollution.

17. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods for the lifetime of the development has been submitted to, and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.

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

18. a) 6 months post completion of the development hereby approved a post construction certificate or evidence issued by an independent certification body, confirming a rating of BREEAM "very good" standard has been achieved shall be submitted to, and approved in writing by the Local Planning Authority.

The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed rating of BREEAM "very good" under BREEAM UK (New construction) 2014 version, and shall be maintained as such thereafter.

b) In the event that the development fails to achieve the agreed rating for the development, a full schedule and costing of remedial works required to achieve this rating shall be submitted to the Local Planning Authority for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Planning Authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development

19. Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to, and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details.

Reason: In the interest of creating safer, sustainable communities.

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: In aiming to satisfy Condition 20 the applicant should seek the advice of the Police Designing Out Crime Officers (DOCOs). The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813. It is the policy of the local planning authority to consult with the DOCOs in the discharging of community safety condition(s).

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: 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297401/scho0804bibr-e-e.pdf

2) Refer to the Environment Agency Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

3) Refer to our website at www.environment-agency.gov.uk for more information.

4) The Environment Agency expects the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination. E.g. British Standards when investigating potentially contaminated sites and groundwater, and references with these documents:

- BS 5930: 1999 A2:2010 Code of practice for site investigations;
- BS 10175:2011 Code of practice for investigation of potentially contaminated sites;
- BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points;
- BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (A minimum of 3 groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality.)

- Use MCERTS accredited methods for testing contaminated soils at the site.

A Detailed Quantitative Risk Assessment (DQRA) for controlled waters using the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution should be carried out.

In the absence of any applicable on-site data, a range of values should be used to calculate the sensitivity of the input parameter on the outcome of the risk assessment.

GP3 version 1.1 August 2013 provided further guidance on setting compliance points in DQRAs.

Where groundwater has been impacted by contamination on site, the default compliance point for both Principal and Secondary aquifers is 50m.

Following the DQRA, a Remediation Options Appraisal to determine the Remediation Strategy in accordance with CRL11.

The verification plan should include proposals for a groundwater-monitoring programme to encompass regular monitoring for a period before, during and after ground works.

E.g. monthly monitoring before, during and for at least the first quarter after completion of ground works, and then quarterly for the remaining 9-month period.

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: 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

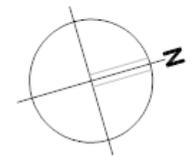
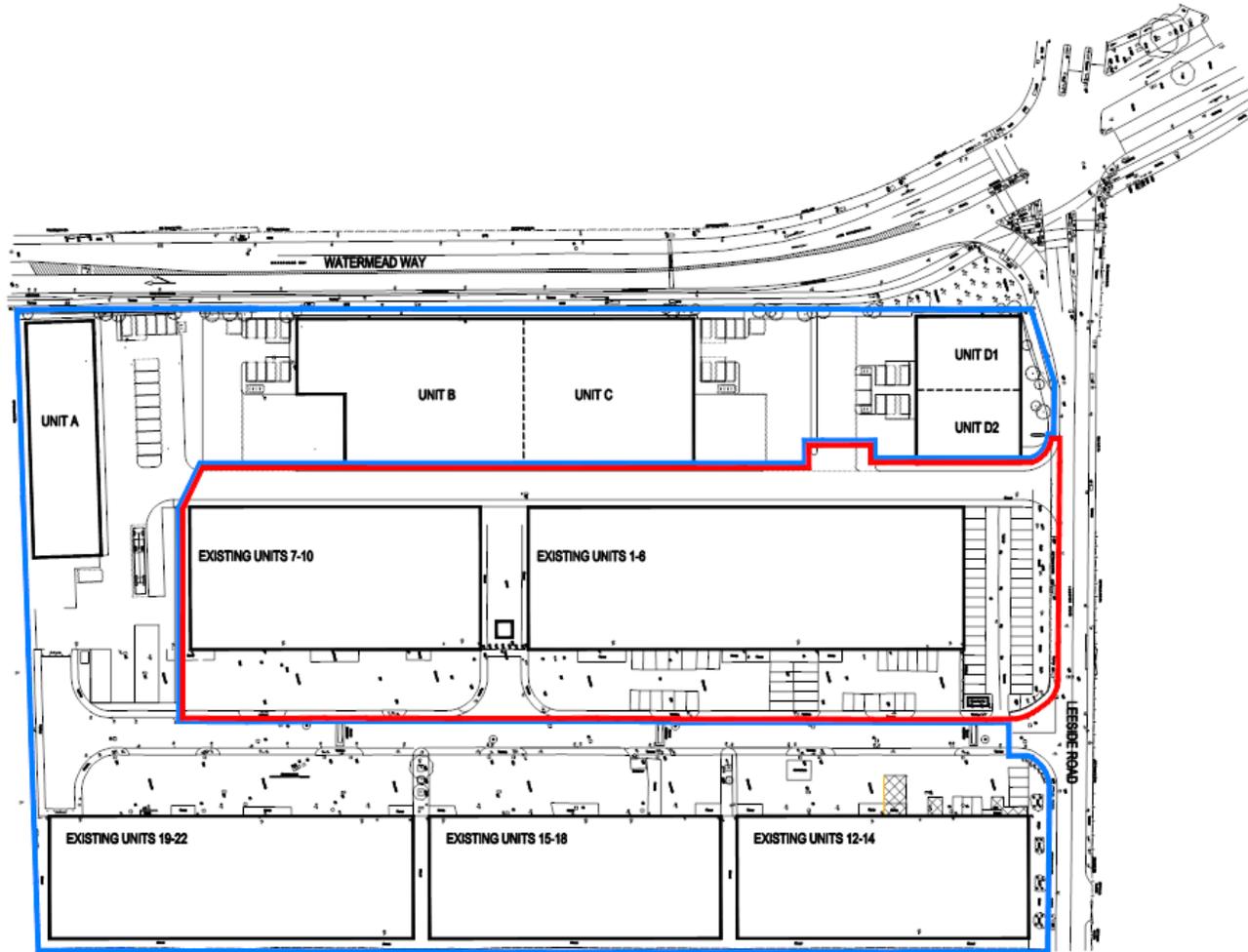
and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Transportation	No objection subject to cycle, CLP/CMP and DSP conditions and Travel Plan in the s106 legal agreement.	As per Conditions 5-8 and s106 agreement
Design	No objection.	Noted.
Carbon Management	No objection subject to the imposition of energy, PV and BREEAM conditions.	As per Conditions 18 and s106 agreement
Environmental Health	No objection subject to the imposition of contamination and control of dust conditions.	As per Conditions 9-11
Drainage Engineer	No objection subject to the imposition of SuDs condition	As per Condition 17
EXTERNAL		
Environment Agency	No objection subject to the imposition of risk assessment, verification, contamination, surface water drainage and piling conditions	As per Conditions 12-16
Designing Out Crime Officer	No objection subject to the imposition of a Secured by Design condition	As per Condition 21
Network Rail	No objection	Noted.
TfL	No objection subject to the imposition of electric vehicle charging point, cycle, CLP and DSP conditions	As per Conditions 5-8
London Fire Brigade	No objection subject to the imposition of a sprinkler informative.	As per informative
Historic England	No comments.	Noted.
Greater London Archaeological Advisory Service (GLAAS)	No objection.	Noted.
Health and Safety Executive:	No objection.	Noted.

Stakeholder	Question/Comment	Response
NEIGHBOURING PROPERTIES	None	NA
OTHERS		
Cllr Bevan	A request for the perimeter fencing to match the same dark green treatment as the recently constructed Phase 1 estate.	The applicant has provided an updated drawing ref. PL411D (replacing PL411B) to show the fence being replaced with a new fence 2.4m high and coloured green to match the fencing to Watermead Way provided as part of the Stage 1 development

Appendix 2 Plans and Images



Location plan

Existing Site Photos

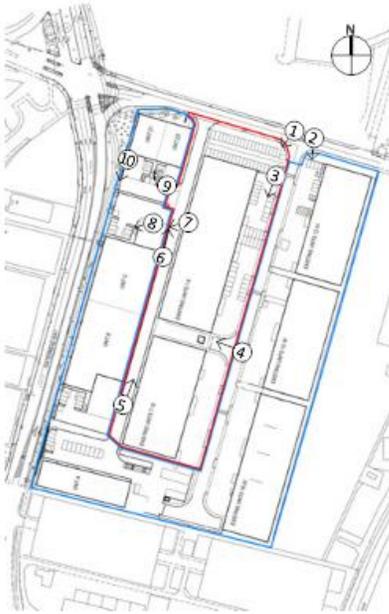


Photo location diagram (not to scale)



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8

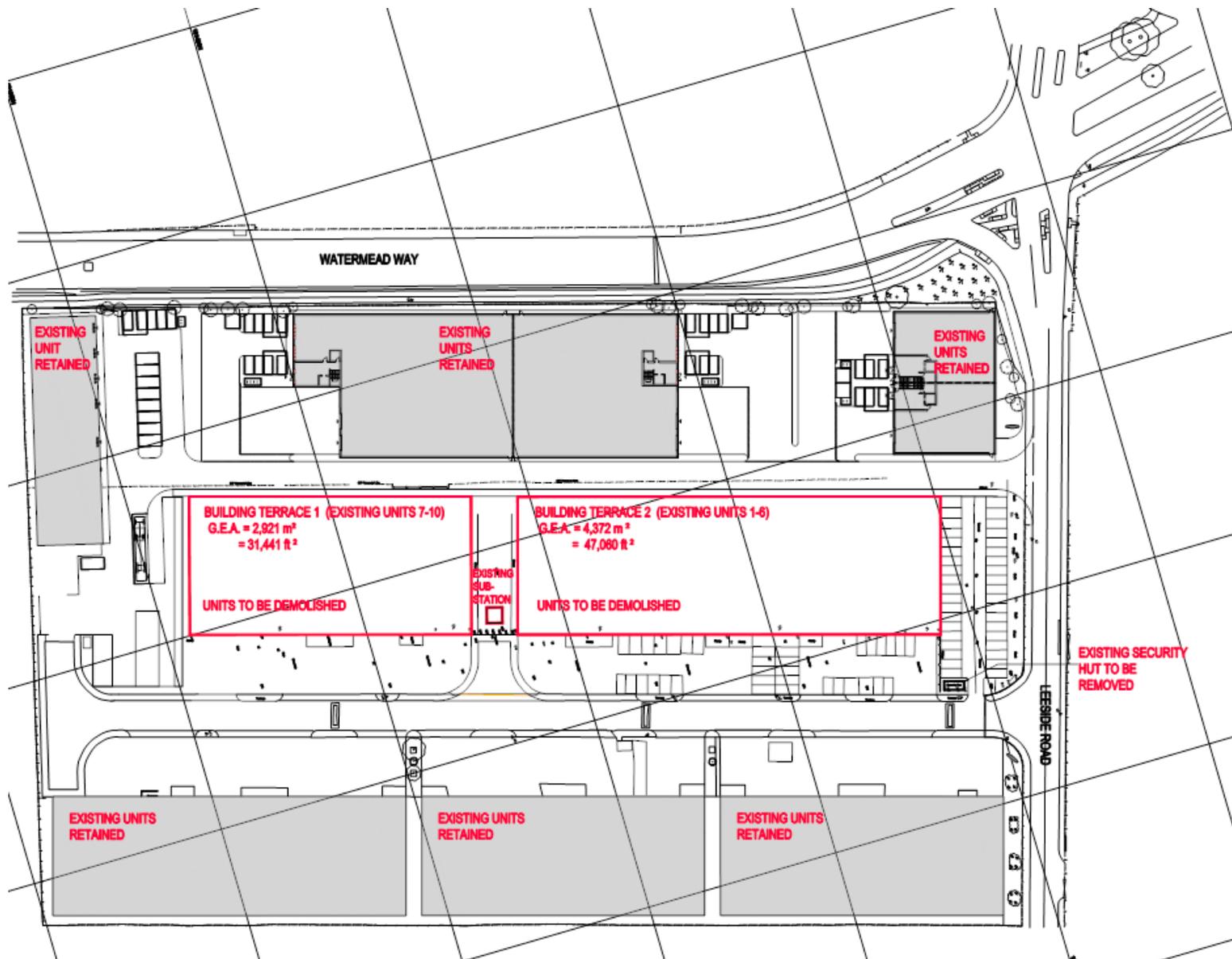


View 9

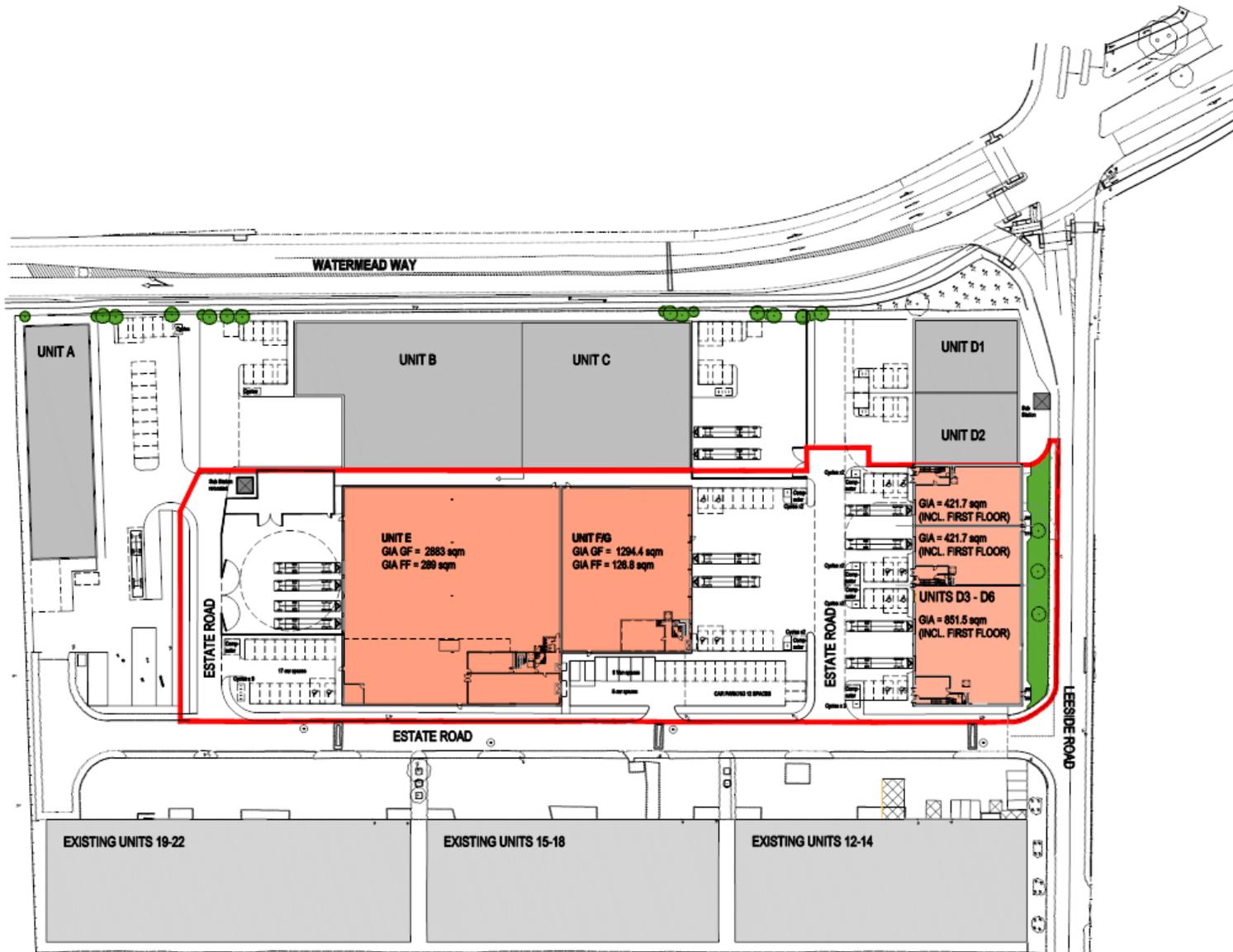


View 10

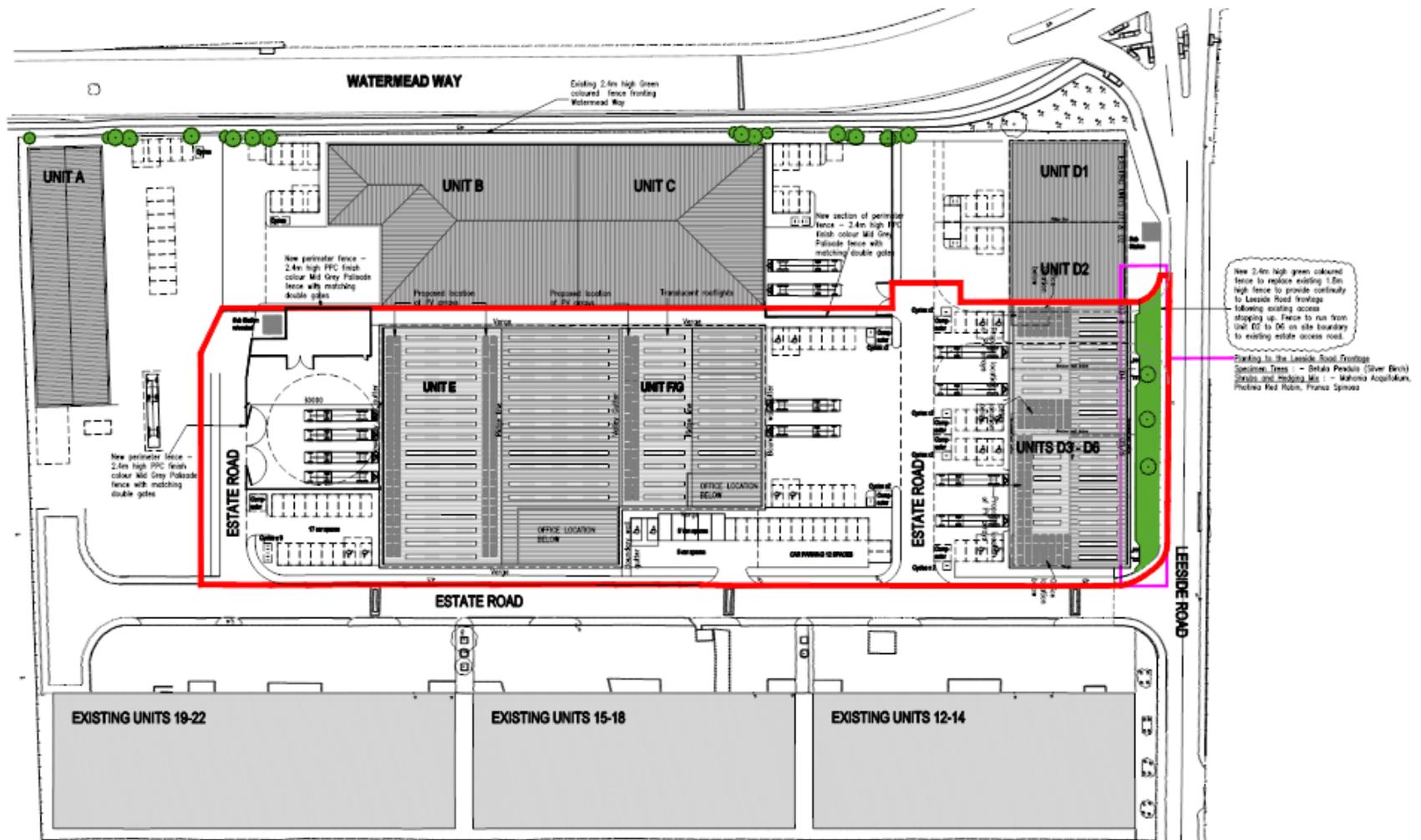
Site photos



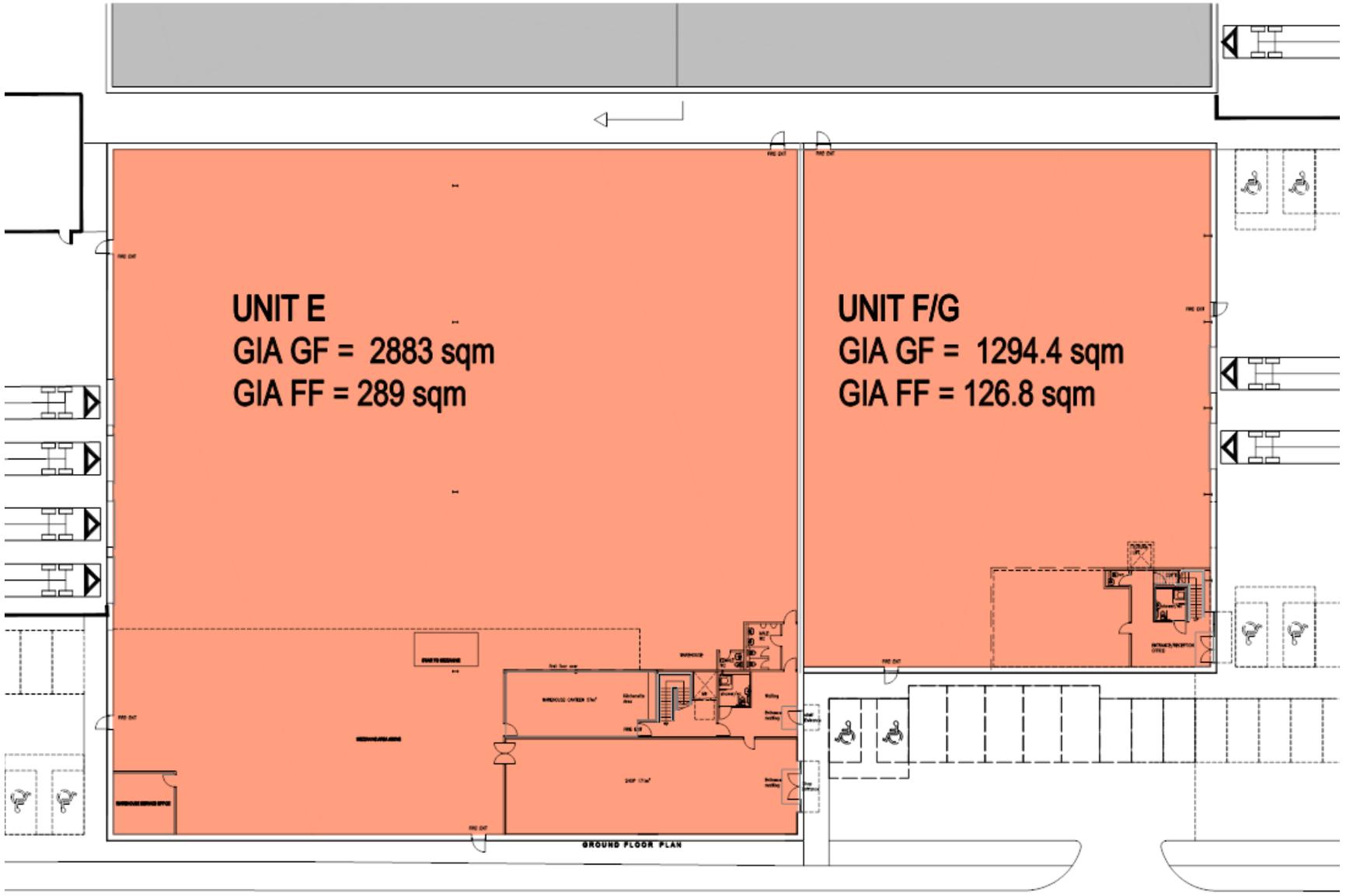
Proposed demolition



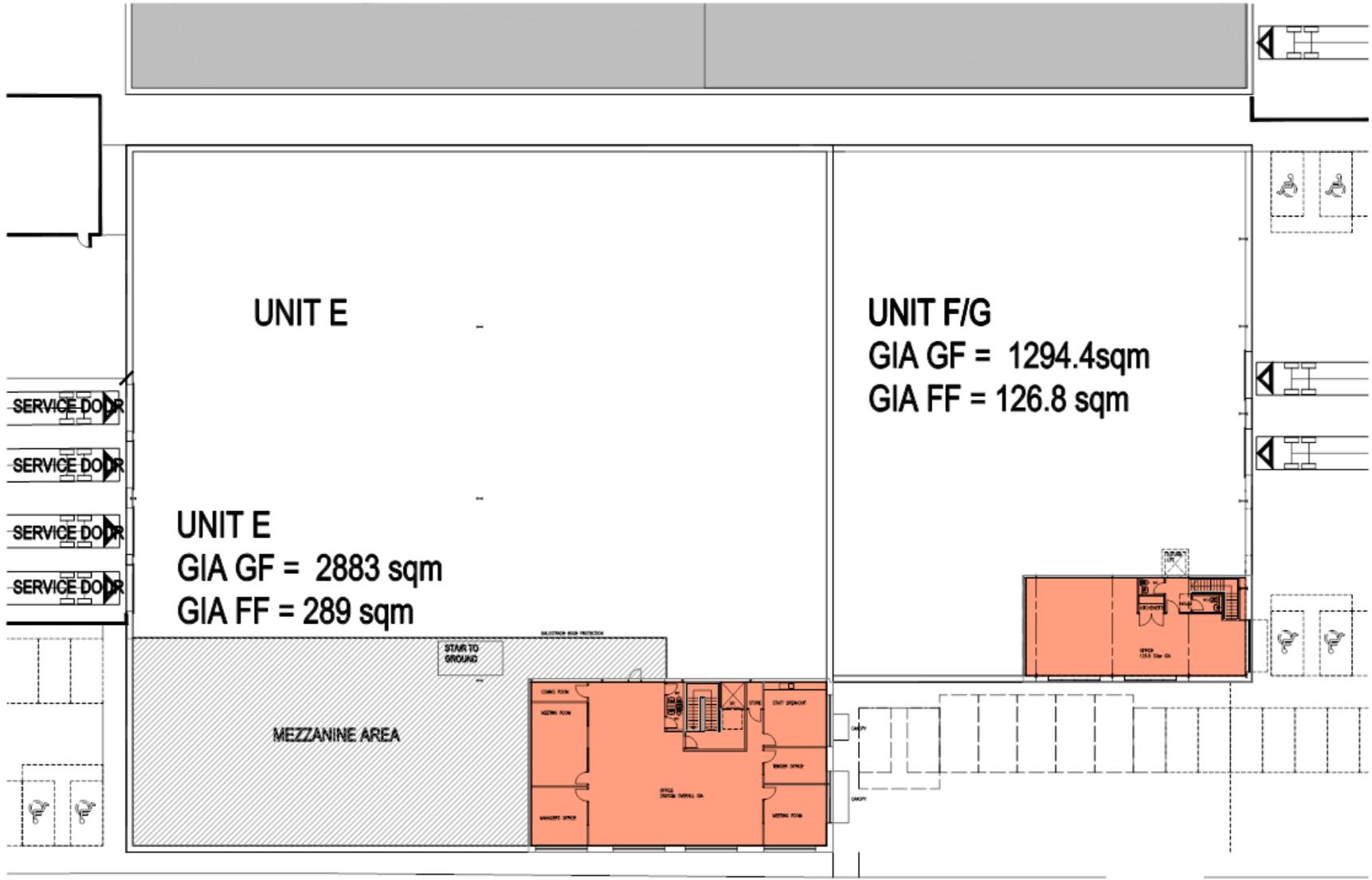
Proposed site layout



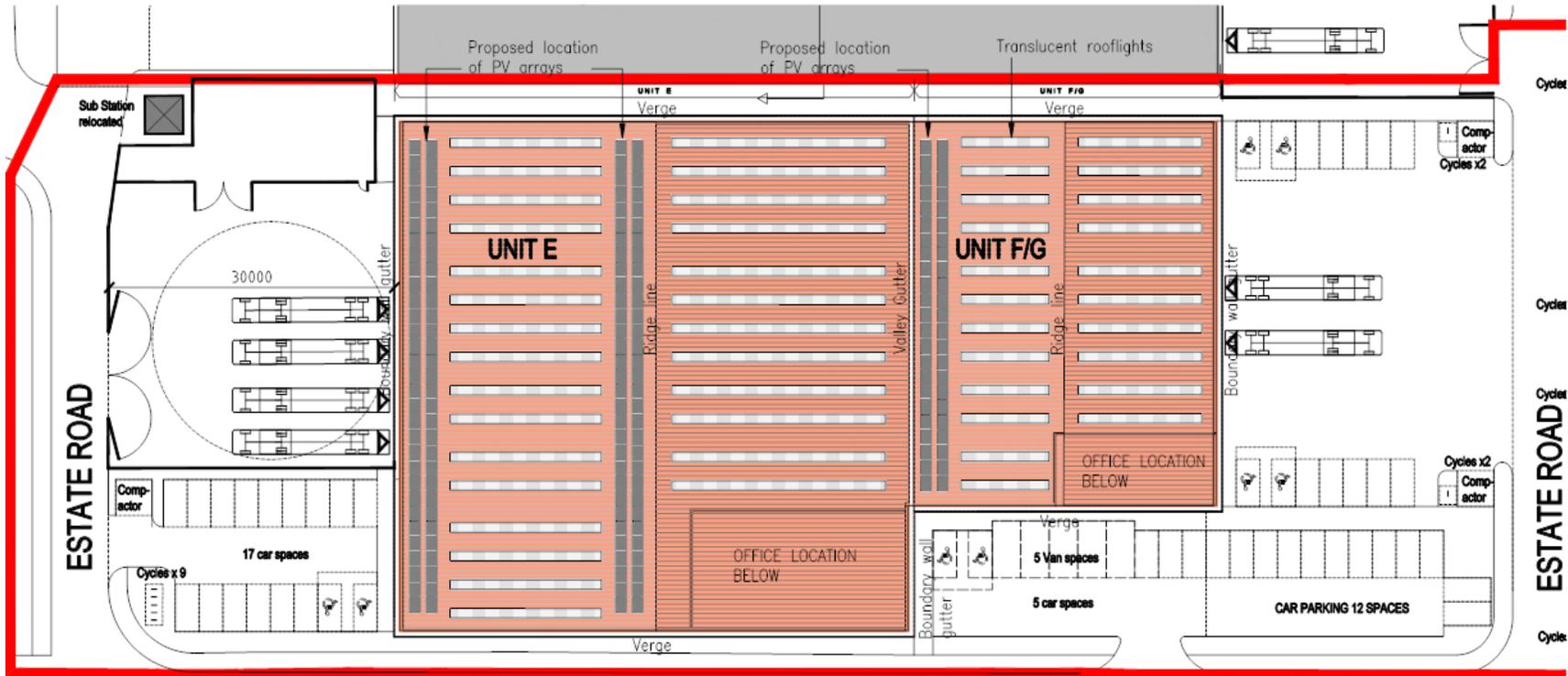
Proposed site layout, roof plan, fencing and landscaping



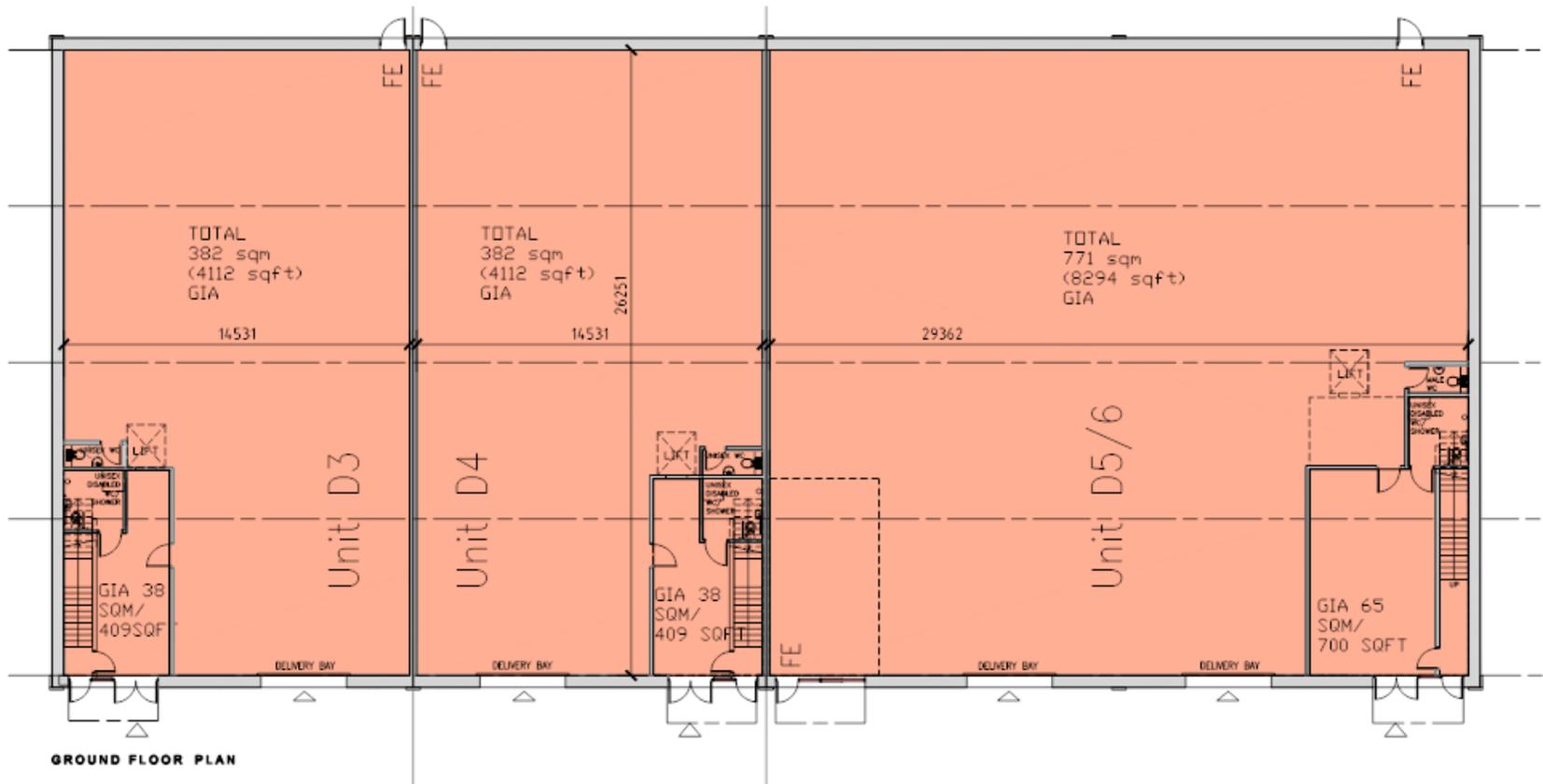
Proposed Units E & F/G ground floor layout



Proposed Units E & F/G first floor layout



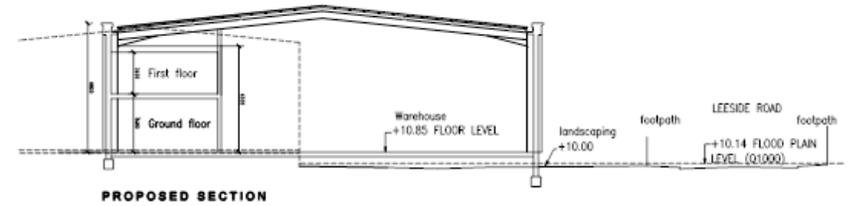
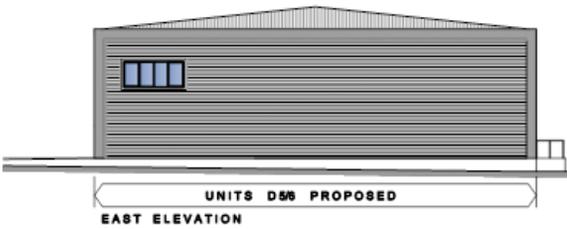
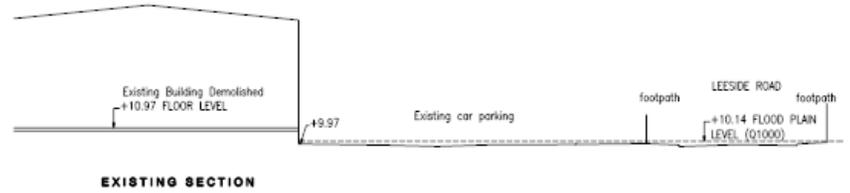
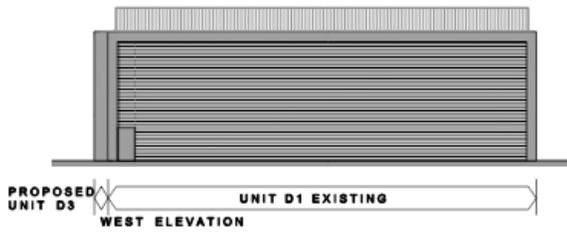
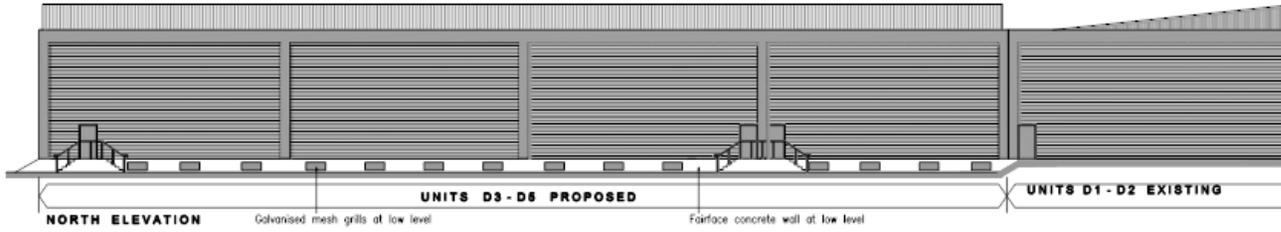
Proposed Units E & F/G roof plans



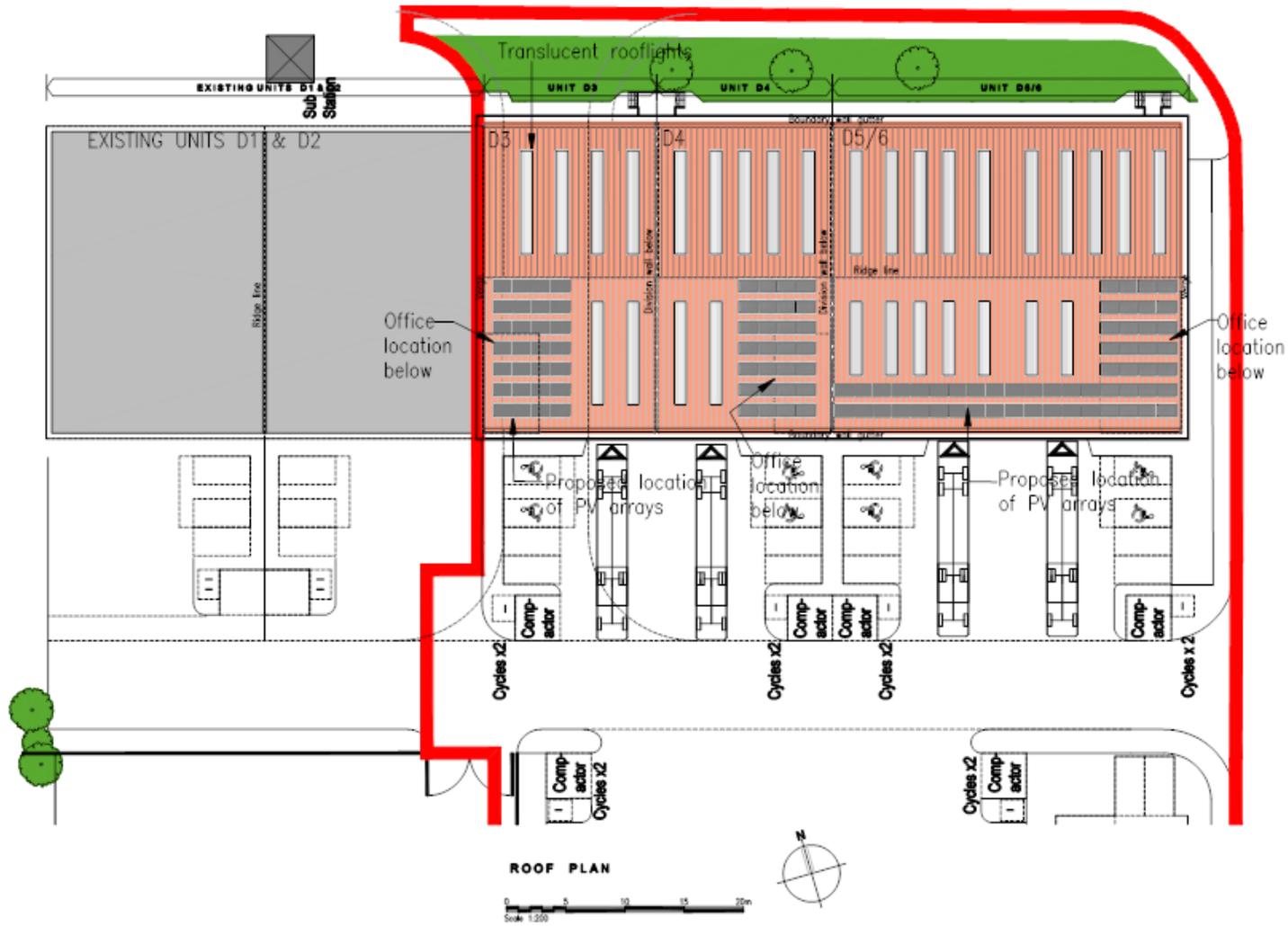


FIRST FLOOR PLAN

Proposed Units D3 – D5 first floor layout



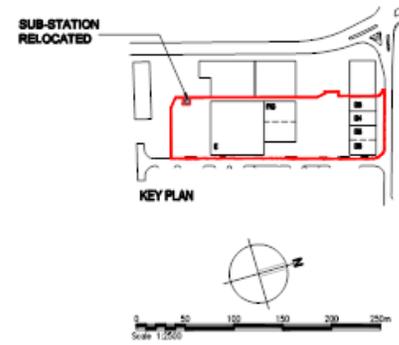
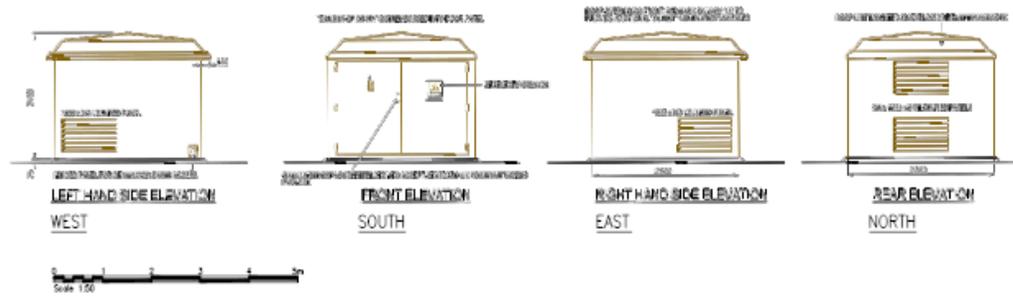
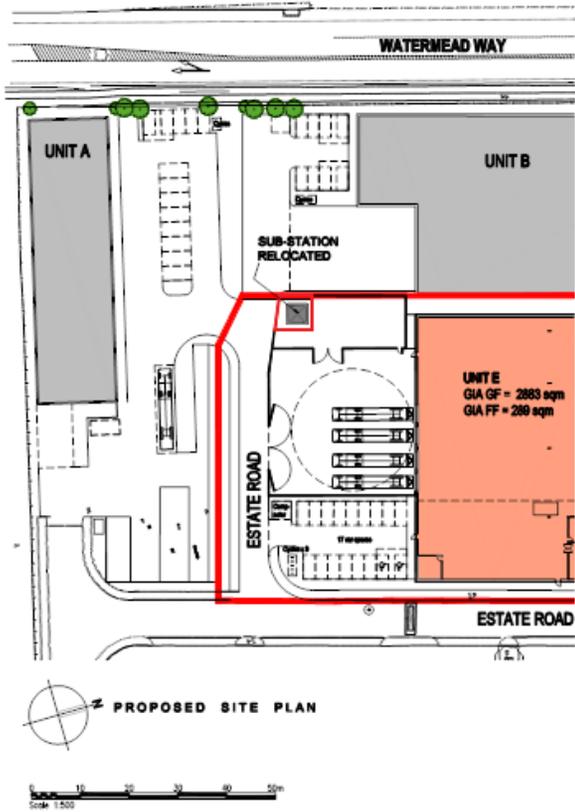
Proposed Units D3 – D5 elevations and section



ROOF PLAN

0 5 10 15 20m
Scale 1:200

Proposed Units D3 – D5 roof plans



Proposed sub station details

Appendix 3 QRP Note



London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: Mowlem Trading Estate

Wednesday 14 December 2016
River Park House, 225 High Road, London, N22 8HQ

Panel

Selina Mason (chair)
Tim Pitman

Attendees

Richard Truscott	London Borough of Haringey
Aaron Lau	London Borough of Haringey
Deborah Denner	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Stuart Minty	London Borough of Haringey

Report of Chair's Review Meeting
14 December 2016
HQR42_Mowlem Trading Estate

1. Project name and site address

Mowlem Trading Estate (Part), Leaside Road, London, N17 0QJ

Planning Application Reference: HGY/2016/3489

2. Presenting team

Jeremy Aitchison	Parlison Properties
Paul Kentish	Paul Kentish & Co
Gary Watson	PRC

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of highly experienced practitioners. This report draws together the panel's advice, and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority's views

This application represents Phase 2 of the wider redevelopment of Mowlem Trading Estate. Planning Permission ref. HGY/2013/1792 for Phase 1 was approved by Planning Sub Committee in 2013. There was a requirement as part of the Phase 1 approval for Design Panel comments on the landscaping proposals. The planning application for Phase 2 is live, and planning officers are awaiting consultation responses. The panel's views on the design of the scheme would be welcomed

5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the proposals for Phase 2 of the redevelopment of the Mowlem Trading Estate. This will upgrade the quality of industrial buildings, which provide employment for this part of Haringey. In broad terms the panel supports the submitted scheme, but thinks there is scope for improvement of the landscape design. In particular the panel would encourage further thought about the boundary to Leaside Road. Plans for a large residential development at Meridian Water in Enfield, and a Crossrail 2 Station at Northumberland Park will transform the area around the trading estate. This scheme could contribute to that process by creating a better environment for pedestrians and cyclists around the site. As a detailed comment on the industrial buildings, the panel also suggested that the roof pitch should be designed with the same orientation as Phase 1. These comments are expanded below.

Boundary to Leaside Road

- The industrial character of the area around the Mowlem Trading Estate will change in future, with plans for significant residential development at Meridian Water, and a Crossrail 2 Station at Northumberland Park.
- The panel think this scheme could contribute to this process, by enhancing the quality of the environment on Leaside Road – which is likely to be used by many more pedestrians and cyclists in the future.
- They would encourage a reduction in the height of the boundary fence, currently shown as being 2.4m high. This does not provide a secure boundary to the site – there are no gates at entrances to the site.
- The panel think a 1.8m fence should be sufficient, and that planning officers and the applicant should work with secured by design officers to agree this.

Landscape design

- High quality landscape design has the potential to improve the appearance of the development, as well as the environment for people working there.
- Retention of the existing trees on Leaside Road is welcomed.
- The boundary to Leaside Road is currently untidy, despite planting as part of Phase 1. For example, pavement has not been reinstated where a previous vehicular access has been removed.
- The panel would encourage the applicant to create an attractive landscaped boundary towards Leaside Road, to improve the environment for pedestrians.
- Within the site, they would also encourage tree planting and landscaped areas for workers to sit outside during breaks.

Roof form

- The design of the Phase 2 development is intended to match the completed Phase 1 scheme – however, the roof pitch is currently orientated in the opposite direction.
- The panel think designing the roof to follow the same orientation as Phase 1 would create a more consistent appearance.
- Provision of photovoltaic panels is welcome, and should remain possible with east and west facing roof pitches.

Next Steps

The panel is confident that the applicant can respond to the comments above, in consultation with Haringey officers – and would encourage the use of conditions to allow further work on the boundary fence and landscape design.



Planning Sub Committee 16th January 2017

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2016/1574 (planning permission) HGY/2014/1575 (listed building consent)	Ward: Alexandra
Address: Alexandra Palace Alexandra Palace Way N22 7AY	
<p>Proposal 1: Planning Permission for alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of an ancillary office at 5th floor level, and installation of new gates and hard surfacing (amended description)</p> <p>Proposal 2: Listed Building Consent for alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new opening in east elevation, creation of an ancillary office at 5th floor level, and installation of new gates and hard surfacing (amended description)</p> <p>Applicant: Alexandra Palace and Park Charitable Trust (APPCT)</p> <p>Ownership: LB Haringey</p> <p>Case Officer Contact: Christopher Smith</p> <p>Site Visit Date: 08/01/2015</p>	
Date received: 16/05/2016	
Last amended date: 9/11/2016	
Drawing numbers of plans: See Recommendations	
1.1 This application is reported to the Planning Sub-Committee because it is major development	

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

The proposals consist of alterations to the north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west yard area including the creation of an ancillary office at 5th floor level, creation of new openings in the east elevation, refurbishment of stonework and window joinery, and installation of new gates and hard surfacing.

Members are informed that this is a revised scheme following a resolution of Members to grant planning permission and listed building consent, subject to the signing of a legal agreement, for a similar scheme on the site. The legal agreement has not been signed. Further details of the precise revisions are detailed further in this report.

Planning Permission:

The principle of the proposal is supported by development plan policy and will facilitate the restoration of the existing Listed Building whilst facilitating more efficient occupation of this part of the Palace site. The principle has also been established by the previous scheme which has a resolution to grant planning permission and listed building consent subject to the signing of a legal agreement. The legal agreement has not been signed.

The proposal is considered to be appropriate within the Metropolitan Open Land (MOL) as it would not impact on the openness of the MOL or result in urban sprawl, would not impact on protected species and through proposed mitigation measures is considered to make a positive contribution to the protection, enhancement and management of biodiversity and the Site of Importance for Nature Conservation (SINC).

The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the public benefits from restoring the building and facilitating a more efficient and viable use in this part of the Palace site. There is no harm to the Conservation Area or Registered Park and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

The proposal would not impact negatively on the amenity of neighbouring residents, nor would it have an adverse impact on the surrounding transport network. It would provide high quality ancillary exhibition and office space within the existing Palace site, and sympathetic enhancements to the existing structures which follow the principles of Secured by Design and incorporates appropriate crime prevention measures. A condition will also be used to ensure that appropriate sustainability measures are included in the final design.

The proposal will provide employment and training opportunities during both the construction process and post occupation which, in partnership with the Council's Economic Development Team, will improve opportunities for unemployed local residents.

Overall the proposal is considered to comply with the Local Development Plan and National Planning Guidance. Therefore, subject to the imposition of appropriate conditions, the planning application is recommended for approval.

Listed Building Consent:

The works would greatly facilitate the building's future use providing substantial heritage and public benefit. This heritage benefit will significantly outweigh the limited harm caused by the removal of the infill arches and insertion of new openings in the northern facade. The scheme is, therefore, considered to be acceptable and would preserve the original character and appearance of the building in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the heritage and public benefits of the proposal.

The proposal would therefore satisfy the statutory duties set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policies UD3 and CSV4, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

Members are informed that these applications include revisions to the applications for 'alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of new function room at 5th level, and installation of new gates and hard surfacing' that were previously approved at the Planning Sub-Committee on 11th July 2016 subject to the signing of a Section 106 legal agreement. The legal agreement has not been signed as the applicant has now revised the scheme. The revisions to the scheme are summarised below:

- Replacement of the multi-function space at upper floor (Level 5) level with office space ancillary to the function of the existing Palace;
- Re-location of the ramp in the car park to the north from an easterly projection to a northerly projection;
- Re-arrangement of the approved vehicle and pedestrian entrance gates;
- Slight amendment to window design on south elevation.

2. RECOMMENDATION

Planning Permission:

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

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Construction Management Plan
- 4) Service and delivery plan
- 5) Local Employment
- 6) Energy Statement
- 7) Considerate Constructors

- 8) Ecology
- 9) Secured by Design
- 10) Tree protection
- 11) Hard Landscaping
- 12) Management & Control of Dust

Informatives

- 1) Tree works
- 2) Sprinklers
- 3) Hours of construction

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

Listed Building Consent:

That the Committee resolve to GRANT Listed Building Consent and that the Head of Development Management is delegated authority to issue the Listed Building Consent and impose conditions.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Making good to match
- 4) Hidden features
- 5) Unblocking
- 6) Further 1:20 details of (1) glass link, (2) tower, (3) works to stabilise north hall, (4) materials samples.

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

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

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.1 The applicant seeks planning permission and listed building consent for refurbishment works to the North West corner of Alexandra Palace. The submitted proposals relate to the West yard site where temporary structures currently exist. The scheme seeks planning and listed building consents in order to create a permanent structure for office and storage space ancillary to the use of the Palace along with the refurbishing of the existing tower to be used as an exhibition space. An application in support of the Heritage Lottery Fund project to regenerate the East Wing of the Palace was approved in 2015, although this scheme would not affect those approved works.

3.1.2 The works proposed include the following:

- Temporary structures on the site of the proposed building to be removed;
- Refurbishment of north-west tower;
- Construction of two storey building within the yard;
- Creation of a glazed link between the new and existing buildings;
- Creation of two new openings in the east elevation of the yard to provide access between the proposed and existing buildings;
- Creation of two new openings in the east elevation of the north-west tower yard to provide access between the proposed and existing buildings;
- Reform four closed-up window openings on the northern elevation;
- Create new opening on northern elevation for access to vehicular lift;
- Installation of new gates and addition of hard surfacing;
- Like-for-like replacements and reconstruction of other minor elements.

3.1.3 Members should note that the majority of these works were considered acceptable by Members at the Planning Sub-Committee on 11th July 2016. The specific changes within the works above that are newly proposed as part of this revised scheme are described below:

- Replacement of the multi-function space at upper floor (Level 5) level with office space ancillary to the function of the existing Palace;
- Re-location of the ramp in the car park to the north from an easterly projection to a northerly projection;
- Re-arrangement of the approved vehicle and pedestrian entrance gates;
- Slight amendment to window design on south elevation.

3.2 Site and Surroundings

3.2.1 Alexandra Palace (also known as the People's Palace) is a grade II listed building and is a rare surviving example of a large scale Victorian exhibition and entertainment complex. The existing building is a rebuild (1873-75) of the original building (1868-73), following fire damage, by the architects John Johnson and Alfred Meeson. The building went through substantial restoration during 1980-88, following a second fire in 1980. The building includes the

former BBC studios from where the world's first high-definition television programme was transmitted in 1936 and a complete set of Victorian stage machinery in the theatre.

- 3.2.2 The site is located in the Alexandra Palace & Park Conservation Area and Alexandra Park is designated as a Grade II Registered Park. In addition, the application site falls within land designated as Metropolitan Open Land (MOL) and is on land designated of Grade I Borough ecological importance.

3.3 Relevant Planning and Enforcement history

- 3.3.1 The Palace and surrounding park have an extensive planning history with a large number of applications having been submitted for Planning Permission and Listed Building Consent. Since 2013, the following applications have been considered at this site:

3.3.2 HGY/2013/2346 Listed Building Consent for alterations to BBC Transmitter room ramp and restructuring of fire escape in association with temporary exhibition / learning program delivery. Granted 6/1/2014

3.3.3 HGY/2014/0559. Improvement to path network, resurfacing Network Rail access road, installation of new trees and plants, installation of new fence and gates to Campsbourne Nursery playground, installation of new railings along boundary to Newland Road. Granted 23/04/2014.

3.3.4 HGY/2014/0560. Listed Building Consent for Improvement to path network, resurfacing Network Rail access road, installation of new trees and plants, installation of new fence and gates to Campsbourne Nursery playground, installation of new railings along boundary to Newland Road. Granted 07/04/2014.

3.3.5 HGY/2014/3291. Listed Building Consent for repair and refurbishment of the eastern end of Alexandra Palace, comprising the East Court, the former BBC Studios and the Victorian Theatre including the re-landscaping of the East Car Park. Works will include removal of brick infill along South Terrace and removal of some internal walls. Granted 16/02/2015.

3.3.6 HGY/2014/3122. Repair and refurbishment of the eastern end of Alexandra Palace, comprising the East Court, the former BBC Studios and the Victorian Theatre including the re-landscaping of the East Car Park. Works will include removal of brick infill along South Terrace and removal of some internal walls. Granted 16/02/2015.

3.3.7 HGY/2016/2051. Display of 1 x externally illuminated fascia sign 1 x illuminated hoarding sign and 5 x other types of signage. Granted 15/11/2016.

3.3.8 HGY/2016/2058. Listed Building Consent for display of 1 x externally illuminated fascia sign 1 x illuminated hoarding sign and 5 x other types of signage. Currently under assessment. Granted 15/11/2016.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal

- LBH Arboriculturalist
- LBH Noise & Pollution
- LBH Waste Management
- LBH Sustainability
- LBH Parks
- LBH Conservation Officer
- LBH Licensing
- LBH Nature Conservation
- LBH Building Control
- LBH Contaminated Land
- LBH Transportation

External

- English Heritage
 - London Wildlife Trust
 - London Fire Brigade
 - The Victorian Society
 - Designing Out Crime Officer
 - The Theatres Trust
 - Transport for London
 - Garden History Society
 - Natural England
 - Designing Out Crime
-
- Muswell Hill/Fortis Green/Rookfield CAAC
 - Hornsey CAAC
 - Palace Gates Residents
 - Palace & Park Residents Association
 - Alexandra Residents Association
 - Alexandra Park & Palace Statutory Advisory Committee
 - Alexandra Palace Residents Association
 - Muswell Hill & Fortis Green Residents Association

4.2 The responses are set out in full in Appendix 1a and summarised as follows:

Internal:

- 1) LBH Conservation

The design of the building itself, whilst modern, is considered to be in keeping with the Palace. The scale is such that it would not project beyond the parapet of the North wall, apart from the small lift shafts. It is considered that given their set back the lift shafts would not have a visual impact on the setting of the listed building. The proposed brick type has been sensitively chosen to reflect the Palace. The proposed 'bays' articulate the building and provide a visual harmony with the tower. The building would be connected to the North West tower by a glass link providing a visual separation between the historic fabric and the new build. The Officer has re-considered the development in light of the amended plans and there is no change from the previous comments, which are contained in appendix 1. As such, there are no objections to the proposal from a Conservation or Design perspective.

2) LBH Transportation

No objections were raised to the original scheme subject to conditions and a financial contribution for Travel Plan. The Officer has re-considered the revised proposal which is not expected to lead to any additional parking requirements. As such, no objections to the development are proposed and a travel plan is no longer required;

3) LBH Waste Management

There are no comments to provide on this application.

4) LBH Arboriculturalist

No objection to the tree removal.

5) LBH Building Control

No objection received.

6) LBH Noise & Pollution

No objection. However, conditions and informatives are recommended in respect of the management and control of dust and asbestos.

External:

1) Thames Water

No objections.

2) Transport for London

No objections.

3) Natural England

No objections. The response refers to standing advice to Protected Species and suggestions are made for Biodiversity and Landscape Enhancements.

4) The Theatres Trust

No objection. The proposal would not affect the future use of operation of the theatre.

5) London Fire Brigade

Satisfied with the proposals for fire fighting and recommends that sprinklers are installed.

6) Historic England (GLAAS)

No objection. Proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Recommend no archaeological requirement.

7) Historic England

No detailed comments to make. Advised that the application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice

8) The Victorian Society

Support the proposals in particular removing the 1930s infill to the eastern part of the south elevation.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 5 site notices, a notice in the local press and 123 letters. A full re-consultation of residents was undertaken on 18th November after amended plans had been submitted.

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: 29

Objecting: 23

Supporting: 1 (The Victorian Society)

Other/Neutral: 5 (152, 154, 156 Dukes Avenue, Theatres Trust & Alexandra Palace CAAC)

5.3 The following local groups/societies made representations:

- Alexandra Park & Palace Conservation Area Advisory Committee
- Alexandra Residents Association

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report. The main issues raised are also responded to in Appendix 1b of the report.

Objections:

- Proposals are contrary to Alexandra Palace Master Plan;
- Increased noise nuisance and disturbance from patrons (general);
- Loss of privacy to residents (general);
- Proposed roof terrace would cause overlooking (roof terrace);
- Increased noise nuisance and disturbance (roof terrace);
- Lighting, noise and overlooking must be controlled;
- Potential noise nuisance from roof plant;
- Proposed window openings would cause overlooking / loss of privacy;
- Light pollution from roof terrace would be intrusive;
- Ecological survey is incomplete / kestrels have nested on site (17-20 years);
- Ramp may undermine architectural integrity of building;
- Additional traffic would cause highways/ parking concerns / carbon dioxide emissions and noise pollution.

Neutral/ Support/ Recommendations:

- Brick piers above slender columns on north elevation appear top heavy. More circular columns would be preferred;
- Some screening could be introduced to cover the 'warehouse like building';
- Turret should be restored;
- Opening of windows on north facade would break the symmetry and should be given consideration;
- Access via the North Wall should not be used on a regular basis (emergency purposes only) to avoid excessive noise disruption.

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Impact on the Metropolitan Open Land (MOL)
3. Design Quality
4. Impact on the Listed Building, Conservation Area and Other Heritage Considerations
5. Impact on the amenity of adjoining occupiers
6. Transport and Parking
7. Secured by Design
8. Biodiversity and Trees
9. Sustainability
10. Local Employment
11. Waste

6.2 Principle of the development

6.2.1 With regard to the principle of the proposals which would bring existing derelict spaces within the building back into use, Saved UDP Policy (2006) OS4 refers specifically to the Alexandra Palace and Park and states that proposals for Alexandra Park and Palace should:

- a) conserve and enhance the habitat and ecological value of the Park;
- b) preserve and enhance the special architectural and historic interest and setting of the Palace and the historic form and layout of the park land;
- c) facilitate the restoration of the fabric of the building;
- d) enhance the outdoor recreational, leisure and sports opportunities within the Park, having regard to the needs of a wide range of users including the need for passive recreation;
- e) provide a range of uses for the Palace, which complement the outdoor activities in the Park and complement as far as possible the function of Wood Green Metropolitan Town Centre. It is considered that the Palace should be used primarily for a mixture of arts, cultural and entertainment, educational, sport and recreation and other uses within the D1 (non-residential institutions) and D2 (assembly and leisure) Use Classes. Within the existing curtilage of the Palace some ancillary use for food and drink (use class A3), Business (Use Class B1), residential, hotel and conference purposes may be acceptable as part of a mixed-use scheme;
- f) not involve unacceptable levels of traffic that cannot be accommodated on site;
- g) protect the amenity of local residential properties.

6.2.2 The principle of the proposal is considered to be in line with the above policy by facilitating the appropriate restoration of the historic fabric of existing buildings and structures, by increasing the range of uses at the Palace and by complementing the existing activities of the Palace and the Park. The identified proposed use of the new internal area is that of storage space and an office that would support the existing uses and contribute to facilitating the Council's wider objectives of promoting the Palace as a visitor destination and events venue, and would also promote the enabling of community uses as per SA53 of the Council's emerging Site Allocations DPD (pre-submission version January 2016).

6.2.3 Further support for the principle of the development is set out in Local Plan (2013) Policy SP12 which supports heritage-led regeneration and increased accessibility to the historic environment and SP15 which supports the provision of new social and cultural venues and access to cultural heritage throughout the borough.

6.3 Impact on the Metropolitan Open Land (MOL)

6.3.1 London Plan Policy 7.17 states that the strongest protection should be given to London's Metropolitan Open Land (MOL) and inappropriate development should be refused, except in very special circumstances, giving the same level

of protection as in the Green Belt. Local Plan Policy SP13 'Open Space and Biodiversity' requires new developments to protect and improve Haringey's open spaces and states that all new development shall protect and enhance the borough's Green Belt and designated Metropolitan Open Land from inappropriate development.

- 6.3.2 Paragraph 90 of the (National Planning Policy Framework) NPPF lists the types of development which are not considered to be inappropriate in the Green Belt and MOL provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include; the re-use of buildings provided that the buildings are of permanent and substantial construction and engineering operations. The Palace is located within designated Metropolitan Open Land. The restoration of the derelict spaces within the Palace building, associated external alterations and addition of hard surfacing are considered to fall within these identified categories. The new proposed new two storey building would not be particularly visible from outside of the existing West Yard courtyard area.
- 6.3.3 As such, the proposal would not have a significant visual impact on the openness of the MOL and would not result in urban sprawl. Therefore, the proposal is considered not to be inappropriate within the MOL in accordance with the NPPF, London Plan Policy 7.17 and Local Plan Policy SP13.

6.4 Design Quality

- 6.4.1 Local Plan Policy SP11 states 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. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Emerging Policy DM1 'Delivering High Quality Design' of the Councils Development Management DPD pre-submission version 2016 continues this approach and requires development proposals to relate positively to their locality.
- 6.4.2 The scheme proposes to formalise the west yard area by introducing a permanent two storey brick building that would be used for storage and office space. The structure is designed so that it would be integrated into the North Wall, thereby stabilising it, and providing a long term solution to support its structural condition.
- 6.4.3 Its scale is such that it would not project beyond the parapet of the North wall. The proposed brick type has been sensitively chosen to reflect the existing Palace structures. The 'bay' features articulate the building and provide a visual harmony with the tower. The building would be connected to the North West tower by a glazed link providing a visual separation between the historic fabric and the new build.

- 6.4.4 In addition, the scheme proposes to open up four of the currently blocked-up windows on the northern elevation (three in the North Wall and one in the North West Tower), provide an opening in the North Wall at ground floor level for delivery access, and connect the North West Tower with the new building as well as refurbishing it to provide additional exhibition space. New entrance gates would be provided to a high specification with associated decorative lettering, whilst an improved configuration of hard landscaping would also be proposed.
- 6.4.5 To summarise the proposal is for a new building of high quality contemporary design using good quality materials that responds to the specific requirements of the site whilst also respecting the unique historic surroundings. The proposed new two storey building would improve the functionality of this part of the site, replaces existing temporary buildings of poor quality and appearance and also results in security improvements to the site. Therefore, the development is considered to be acceptable in design terms.
- 6.4.6 Impact on the Listed Building, Conservation Area and Other Heritage Considerations**
- 6.4.7 The site has the potential to impact on a number of designated heritage assets and the subject property is a Grade II listed building within the Alexandra Park and Palace Conservation Area and a Registered Park.
- 6.4.8 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:
- 6.4.9 “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”.
- 6.4.10 “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”.
- 6.4.11 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.”

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

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

6.4.14 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV4 requires that alterations or extensions to listed buildings are necessary, are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior, relate sensitively to the original building, and do not adversely affect the setting of a listed building. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.

6.4.15 Impact on the Listed Building

6.4.16 The west yard of the Palace currently contains several temporary steel structures used to prop the north wall of the yard, and formerly contained a number of temporary cabins that were used as storage space. These structures

detract from the setting of the listed building. The North West tower is redundant, disused and is in a poor condition.

- 6.4.17 The design consideration of the new building is described in the section above. Whilst of a contemporary style, it is in keeping with the appearance of the Palace. It is also recognised that the scheme proposes to open up four of the currently blocked-up windows on the northern elevation (three in the North Wall and one in the North West Tower), provide an opening in the North Wall at ground floor level for delivery access, and connect the North West Tower with the new building as well as refurbishing it to provide additional exhibition space.
- 6.4.18 Overall, it is considered that the proposed new two storey building would preserve as well as enhance the heritage assets and their setting and would cause no material harm. Additionally, the scheme would have significant heritage benefits, providing office and storage space for existing activities within the Palace in place of low quality cabins as well as refurbishing and stabilising the North West tower and the North wall, New entrance gates would be provided to a high specification, whilst an improved configuration of hard landscaping is also proposed. The scheme is, therefore, acceptable.
- 6.4.19 Furthermore, in the context of the Council's statutory duty in respect of heritage assets, it is considered that the proposed repair and refurbishment works would also preserve and enhance the character and appearance of the building as well as the other heritage assets and would be acceptable. These works are necessary to provide ancillary space for the Palace and would greatly facilitate the building's future use providing substantial heritage and public benefit.
- 6.4.20 The scheme is, therefore, considered to be acceptable from a conservation point of view and would satisfy the statutory duties set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord with the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policies UD3 and CSV4, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.
- 6.4.21 Impact on the Character and Appearance of the Conservation Area
- 6.4.22 The external alterations to the existing building fabric and structures on site are not significant in scale. The unblocking of openings to provide additional windows would improve the visual permeability of the Palace, particularly across the existing parking area. As described in the sections above, the new building responds well to the existing site circumstances including respecting local heritage whilst it would also not be significantly visible from public views.
- 6.4.23 The visual impact on the conservation area is considered to be positive as the proposal would preserve as well as enhance it. This view is supported by the Council's Conservation Officer who has raised no objections to the proposals.
- 6.4.24 Given that the Palace itself is the dominant feature of the Conservation Area the enhancement to its appearance would also enhance the character and appearance of the surrounding Conservation Area. Therefore, it is considered

that the proposal preserves the character and appearance of the Conservation Area and would in fact enhance it.

6.4.25 Impact on the Registered Park

6.4.26 Historic England has advised that the designation document for the Registered Park and Garden notes that the principal building within the park is the Palace, which 'stands on a natural platform circa 76m above the level of the railway to the east, from where there are extensive views'.

6.4.27 Given the Building is an important feature of the registered park the proposals to enable the restoration of the building and the enhancement of its facades would enhance the park. Therefore, it is considered that the proposal preserves the Registered Park and would in fact enhance its character.

6.4.28 Archaeology

6.4.29 London Plan Policy 7.8 states that “development should incorporate measures that identify record, interpret, protect and, where appropriate, present the site’s archaeology” and UDP Policy CSV8 restricts development if it would adversely affect areas of archaeological importance. Local Plan Policy SP12 requires findings to be published, disseminated, and used as the basis for archaeological interpretation on site.

6.4.30 The Greater London Archaeological Advisory Service (GLAAS) has been consulted and advises that there is no archaeological requirement for this proposed development. As such, it is considered that the development is acceptable in terms of its impact on local archaeology.

6.4.31 Conclusion

6.4.32 The proposals would represent an enhancement to the existing heritage asset and would not cause material harm to the Listed Building, Conservation Area or Registered Park. There would be no significant impact on archaeological considerations. The proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord with the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 ‘Conservation and archaeology’.

6.5 Impact on the amenity of neighbouring residents

6.5.1 London Plan Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, enclosure, aspect and the avoidance of air, water, light and noise, pollution and of fume and smell nuisance.

- 6.5.2 Concerns were initially raised from neighbouring residents in relation to noise from the proposed activities on the site, in particular the use of the roof terrace at 6th floor. However, the roof terrace was removed from the development scheme and the multi-function space has also now been replaced by an office as part of the most recent amendments. This type of facility would not normally be occupied outside of regular working hours. Access to the roof is for maintenance purposes only.
- 6.5.3 Furthermore, comments have been noted in respect of the new goods access on the northern side of the site causing noise disturbance to nearby residents. However, this part of the site is already a car/lorry parking and delivery area that does not benefit from any planning controls at present, whilst the distance from the access to residential properties is a minimum of 40 metres.
- 6.5.4 Some objections have also been received in respect of potential loss of privacy and overlooking from the new window openings. However, as the windows would be over 40 metres from the nearest gardens on Dukes Avenue and approximately 55-60 metres from the nearest rear-facing habitable window, it is considered that there would be no material loss of privacy as a result of the proposed development.
- 6.5.5 In conclusion, it is considered that no material loss of amenity would be suffered by occupiers and residents of nearby and surrounding residential properties.

6.6 Transport and Parking

- 6.7.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport.
- 6.6.2 Concerns have been raised both in relation to quantum of parking provided with concerns that there is both too little and too much parking provided and the impacts on the surrounding highways.
- 6.6.3 The site is located in the west of the borough and is accessed via Alexandra Palace Way which links The Place to Wood Green and Alexandra Palace Station to the North West and the junction of Priory Road, Park Road and Muswell Hill to the South West. Alexandra Palace Way provides the main vehicular access to the site and the car parks, there is a service access via The Avenue to the north of the site and a service yard and vehicular access via the West Wing, accessed from Alexandra Palace Way.
- 6.6.4 The site has a Public Transport accessibility level (PTAL) of 2 which is low, with the W3 bus service providing the main direct public transport access to the site. It is to be noted that although the PTAL is low events at The Place is supplemented by way of shuttle bus services from Wood Green and Highgate Stations. It is also to be noted that the PTAL calculation does not take into consideration the Alexandra Palace rail station which is also heavily utilised on

event days. The Transport Team have therefore considered that although the site has a low public transport accessibility level, it has good connectivity to a number of local transport interchange (Alexandra Place Station, Wood Green Station and Finsbury Park Station)

6.6.5 The applicant Alexandra Palace Trust is proposing to erect a new building of two stories in B1 use with storage below.

6.6.6 The applicant has not submitted a transport statement as part of the application. However, it is noted that the scheme was considered to be acceptable in terms of its impact on the public highway, subject to conditions, prior to the recent amendments to the proposal that replaced the D2 multi-function 'assembly' space with an office space (Use Class B1). It is clear that since the previous assessment, several key aspects of the development have changed. These are as follows:

- The proposed use has changed;
- The top floor terrace has been entirely removed from the proposal;
- The office use would be ancillary to the existing operation of the Palace.

6.6.7 As such, the development now effectively proposes the reconfiguration of existing Palace facilities only and thus there would be no increase in demand for parking on site, nor would there be an increase in vehicle movements arising from the development.

6.6.8 The Transportation Officer initially recommended conditions requiring a Travel Plan (also to be secured by a legal agreement) and a Event Management Plan. However, as the site would no longer host events, whilst parking demand would not increase, it is now considered that neither of these documents are required and as such the conditions have been removed.

6.6.9 However, it is still considered relevant to include recommended conditions in respect of a Construction Management Plan and Delivery and Servicing Plan.

6.6.10 Therefore, subject to the imposition of recommended conditions on any grant of planning consent, it is considered that the application is acceptable in terms of its impact on the public highway.

6.7 Secured by Design

6.7.1 London Plan Policies 7.3 and 7.13 and Local Plan SP11 advise that Development should include measures to design out crime.

6.7.2 The applicant has provided details of improved security arrangements for the site within the submitted Design and Access Statement. The Statement sets out many of the key security aspects which will be developed further during the detailed design stages including:

- Double-gate vehicle entrance arrangement;

- Gated pedestrian access;
- Improved lighting;
- CCTV coverage;
- Roller shutter installations;
- Improved events management.

6.7.3 The Police's Designing out Crime Officer has been consulted on the proposal, notes the contents of the crime prevention statement and confirms that meetings were held with the designers. The Officer has advised that this design raises no concerns and recommends the proposal applies for Secured by Design accreditation. This can be secured by condition to ensure that the measures set out are considered and implemented where possible.

6.7.4 Therefore the proposal is considered to be in line with the principles of 'Secured by Design' and 'Safer Places' and complies with London Plan 2011 Policy 7.3 and Haringey Local Plan 2013 Policy SP11 in this respect.

6.8 Biodiversity and Trees

6.8.1 The site is designated a Site of Nature Conservation (SINC) Borough Grade I. London Plan Policies and Local Plan Policy 7.19 SP13 state that where possible, development should make a positive contribution to the protection, enhancement, creation and management of biodiversity and should protect and enhance Sites of Importance for Nature Conservation (SINCs).

6.8.2 With regard to trees UDP (2006) Policy OS17 states that the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character by ensuring that, when unprotected trees are affected by development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is approved by the Council.

6.8.3 Trees adjacent to the North-West Tower would be removed. The application is acceptable in this regard and the Council's Tree Officer has raised no objection to this removal, subject to the imposition of conditions which are recommended on any grant of planning permission.

6.8.4 The applicant has provided an ecological appraisal. The surveys found no evidence of bats within the building or trees to be removed during the course of a ground survey. The report recommends mitigation for the loss of suitable habitats for bats and birds by providing bird and bat boxes on the site. The report also includes other measures to enhance biodiversity including planting native species and providing deadwood habitat.

6.8.5 Natural England has been consulted and raises no objections; therefore subject to a condition requiring the applicant to follow the recommendations of its ecological appraisal the proposal is considered to make a positive contribution to the protection, enhancement and management of biodiversity and the SINC.

6.8.6 The proposal is in accordance with policy and is acceptable in this regard.

6.9 Sustainability

- 6.9.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Core Strategy set out the sustainable objectives in order to tackle climate change. Information is sought regarding how far commercial development proposals meet the BREEAM 'Very Good' criteria, and where sustainability measures such as the use of rainwater harvesting, renewable energy, energy efficiency, etc are included as part of the proposals. London Plan Policy 5.2 requires all new non-domestic buildings to provide a 40% reduction in carbon emissions.
- 6.9.2 The applicant has commented on sustainability statement within the Design and Access Statement and notes that the historic nature of Alexandra Palace limits the extent to which interventions might be introduced. However, a preliminary energy assessment is being undertaken to provide an indication of the energy rating of the current proposals.
- 6.9.3 Given that the proposal is the refurbishment of an existing Victorian building it is unlikely to meet the London carbon dioxide reduction target but a condition will be attached to ensure that a further energy statement is provided demonstrating that the proposal will maximise carbon dioxide reduction, as far as the limitations of the building allows, in line with the Policy 5.2 of the London Plan and Policy SP4.

6.11 Local Employment

- 6.11.1 A condition has been attached requiring that APPCT works with the Council to ensure that employment and training opportunities are provided by the construction process and post occupation to assist the local employment aims for the area. This is supported by London Plan Policy 4.12, Local Plan 2013 policies SP8 and SP9.

6.12 Waste

- 6.12.1 Local Plan Policy SP6 states that the Council supports the objectives of sustainable waste management set out in the London Plan. To achieve these, the Council shall seek to minimise waste creation and increase recycling rates in relation to commercial, industrial and municipal waste in order to achieve the Mayor's recycling targets.
- 6.11.2 The Council's waste management team has been consulted and raises no objections to the proposal.

6.13 Conclusion

- 6.13.1 The principle of the proposal is supported by development plan policy and will facilitate the restoration of the existing Listed Building whilst facilitating more efficient occupation of this part of the Palace site.

- 6.13.2 The proposal is considered to be appropriate within the Metropolitan Open Land (MOL) as it would not impact on the openness of the MOL or result in urban sprawl, is unlikely to impact on protected species and through proposed mitigation measures is considered to make a positive contribution to the protection, enhancement and management of biodiversity and the Site of Importance for Nature Conservation (SINC).
- 6.13.3 The design and appearance of the proposals are considered acceptable. The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the public benefits from restoring the building and facilitating a more efficient and viable use in this part of the Palace site. There is no harm to the Conservation Area or Registered Park and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.
- 6.13.4 The proposal would not impact negatively on the amenity of neighbouring residents, nor would it have an adverse impact on the surrounding transport network. It would provide high quality ancillary exhibition and office space within the existing Palace site, and sympathetic enhancements to the existing structures which follow the principles of Secured by Design and incorporates appropriate crime prevention measures. A condition will also be used to ensure that appropriate sustainability measures are included in the final design.
- 6.13.5 The proposal will provide employment and training opportunities during both the construction process and post occupation which, in partnership with the Council's Economic Development Team, will improve opportunities for unemployed local residents.
- 6.13.6 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission and listed building consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6.14 CIL

- 6.14.1 The project is CIL exempt.

7.0 RECOMMENDATION 1

GRANT PLANNING PERMISSION subject to conditions.

Applicant's drawing No.(s): Existing drawings: 101 – 108; Alterations and Demolitions drawings: 110 (Rev. B), 111 (Rev. A), 112 (Rev. A), 113; Proposed drawings: 200 – 203 (all Rev. B), 204 - 205 (both Rev. D), 210 - 211 (both Rev. B), 212 (Rev. B), 213 (Rev. D), 214 (Rev. A), 215, 220 (Rev D), 221 – 222 (both Rev. B); Heritage Drawings 720, 724.

Subject to the following condition(s)

TIME LIMIT

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.

IN ACCORDANCE WITH THE APPROVED PLANS

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

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

CONSTRUCTION MANAGEMENT PLAN

3. The applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Alexandra Palace Way and the roads surrounding the site is minimised. Construction vehicle movements shall be carefully planned and co-ordinated to avoid the AM and PM peak periods, the plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.

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

SERVICE AND DELIVERY PLAN

4. Prior to the occupation of the proposed development the applicant is required to submit a service and delivery plan (DSP)

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

LOCAL EMPLOYMENT

5. APPCT shall commit a named individual to participate in the Jobs for Haringey Initiative by working in partnership with the Assigned Officer to meet the requirements of the Jobs for Haringey Initiative during the implementation of the Development comprising:

- (i) using best endeavours for the procurement of not less than 20% of the onsite workforce employed during the construction of the Development to comprise of residents of the administrative area of the Council;

- (ii) in the event that the target set in (i) above is impractical for reasons notified to the Assigned Officer then a discussion to resolve this will take place at the very earliest opportunity and an alternative target will be set;
- (iii) using best endeavours for the procurement of half of the 20% referred to in (i) above to be undertaking training;
- (iv) in the event that the target set in (iii) above is impractical for reasons notified to the Assigned Officer then a discussion to resolve this will take place at the very earliest opportunity and an alternative target will be set;
- (v) to liaise with the Assigned Officer to help local suppliers and businesses to tender for such works as may be appropriate for them to undertake;
- (vi) to provide the Assigned Officer with any such information as is required to ensure compliance with these requirements.

APPCT shall work with the Council and the Haringey Employment and Recruitment Partnership to ensure that employment and training opportunities including jobs and apprenticeships arising from the Development post Implementation will be available to residents of the administrative area of the Council.

APPCT shall will designate a named contact to liaise with the Haringey Employment and Recruitment Partnership's lead contact to ensure efficient management and supply of local Council residents for employment and training opportunities post Implementation of the Development and the Haringey Employment and Recruitment Partnership will provide and prepare said Council residents for all employment and training opportunities and will be the sole conduit for any recruitment assessment screening testing and application support arrangements.

Reason: In order to ensure that the scheme provides employment opportunities within the Borough and for the local community.

ENERGY STATEMENT

6. Prior to the commencement of construction works the applicant shall provide an energy statement in order to demonstrate that carbon savings have been maximised, taking account of the limitations of the building, in line with London Plan Policy 5.4 The development hereby permitted shall be built in accordance with the approved 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 5.4 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

CONSIDERATE CONSTRUCTORS

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

Reason: In the interests of residential amenity.

ECOLOGY

8. The works shall be carried out in accordance with the recommendations set out in Section 4 of the Ecological Appraisal dated May 2016.

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 surrounding Site of Importance for Nature Conservation (SINCs) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.

SECURED BY DESIGN

9. The development hereby approved shall achieve a Secured by Design accreditation. The BBC Studios and Theatre shall not be occupied until an accreditation has been achieved.

Reasons: in the interest of public safety and to comply with Local Plan (2013) Policy SP11.

TREE PROTECTION

10. 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, the measures set out in Section 4 of the Ecological Appraisal dated May 2016 incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be implemented and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

HARD LANDSCAPING

11. No development shall take place until full details of both hard (and any remedial 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 (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.

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.

MANAGEMENT & CONTROL OF DUST

12. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA with reference to the GLA's SPG Control of Dust and Emissions during Construction and Demolition. All demolition and construction contractors and

Companies working on the site must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: As required by London Plan Policy 7.4

INFORMATIVE: All tree works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

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. Please note that it is the Brigade'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.

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: 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.

RECOMMENDATION 2

GRANT LISTED BUILDING CONSENT subject to conditions

Applicant's drawing Nos Existing drawings: 101 – 108; Alterations and Demolitions drawings: 110 (Rev. B), 111 (Rev. A), 112 (Rev. A), 113; Proposed drawings: 200 – 203 (all Rev. B), 204 - 205 (both Rev. D), 210 - 211 (both Rev. B), 212 (Rev. B), 213 (Rev. D), 214 (Rev. A), 215, 220 (Rev D), 221 – 222 (both Rev. B); Heritage Drawings 720, 724.

Subject to the following condition(s)

CONDITIONS

TIME LIMIT

1. The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

IN ACCORDANCE WITH THE APPROVED PLANS

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

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

WORKS TO MATCH EXISTING

3. All works 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 to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

HIDDEN FEATURES

4. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

UNBLOCKING WORK

5. Notwithstanding the approved drawings all the unblocking work shall be undertaken carefully with sensitivity to remaining historic fabric. All works to be made good in suitable breathable materials following the completion.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

FURTHER DESIGN DETAILS

6. Notwithstanding the approved drawings, further details, 1:20 (or as appropriate) scale drawings, schedule of works and methodology statement (as appropriate) should be submitted for further approval in respect of the following, prior to the specific works commencing on site:

- a. The glass link (drawings at a scale 1:20);
- b. The opening up works to the tower and its refurbishment for the new uses;
- c. Works required to stabilise the North wall;
- d. Materials in relation to the new building including samples where necessary.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

Appendix 1a – Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
LBH Transportation	<p>The site is located in the west of the borough and is accessed via Alexandra Palace Way which links The Place to Wood Green and Alexandra Palace Station to the North West and the junction of Priory Road, Park Road and Muswell Hill to the South West. Alexandra Palace Way provides the main vehicular access to the site and the car parks, there is a service access via The Avenue to the north of the site and a service yard and vehicular access via the West Wing, accessed from Alexandra Palace Way.</p> <p>The site has a Public Transport accessibility level (PTAL) of 2 which is low, with the W3 bus service providing the main direct public transport access to the site. It is to be noted that although the PTAL is low events at The Place is supplemented by way of shuttle bus services from Wood Green and Highgate Stations. It is also to be noted that the PTAL calculation does not take into consideration the Alexandra Palace rail station which is also heavily utilised on event days. We have therefore considered that although the site has a low public transport accessibility level, it has good connectivity to a number of local transport interchange (Alexandra Place Station, Wood Green Station and Finsbury Park Station).</p> <p>The applicant Alexandra Palace Trust is proposing to erect a new steel building two stories above the basement with a terrace at roof level comprising some 1,248 sqm for D2 assemble use the indicative floor plan suggest the proposed addition functions including: seated banquet or theatre, the proposed facility will accommodate up to 300 additional visitors at level 5, the roof terrace is assumed to be used as ancillary space to the functions taking place in the multi-function space.</p> <p>The applicant has not submitted a transport statement as part of the application however a full transport assessment was submitted for the refurbishment of the</p>	<p>Original and additional comments are noted and conditions have been imposed as recommended.</p>

Stakeholder	Question/Comment	Response
	<p>East Wing of the place including the former BBC studios. The transport surveys included non-event days and on two major event days to determine travel characteristics including: purpose of travel, arrival time, origin, main arrival mode of transport, final arrival mode of transport, car parking location and main departure mode of transport. The events surveyed were: knit and Stitch which had some 10,439 visitors and Fat Freddy's concert with some 9,580 visitors.</p> <p>The surveys for a weekday non event day concluded that a large percentage of users walked as their main mode of arrival, with 38.6% walking, 31.3% by car and 21.7 % by bus. The surveys for a non event day weekend reflect what of week day with the majority of visitors walking as their main mode of transport, some 40.8 %, followed by car 32.9% and 13.8% by bus. The modal split and main mode of travel varies between both event days, which is expected considering that the events are different in nature and take place at different times (Knit and Stitch 10am to 5:30pm) and Fat Freddy's (6:30 to 11pm). However both events have some 25% of visitors using the train as main mode of travel, tube use varies between both uses between 11.4% and 31%, car use varies on final mode of arrival between 10.4% and 23.6% with the all day event (knit and stitch) accounting for the higher car modal share; with walking accounting for the largest final mode share between 47.6% and 55.6% of trips.</p> <p>In assessing this application we have considered the cumulative impact of recently approved repair and refurbish the eastern wing of the Palace including the East Court, the Former BBC studios, the theatre, re-arrangement and landscaping of the East Car Park. The former BBC studios will be use as a museum and will attract some 106,000 visitors annually the refurbished theatre is projected to generate some 53,150 visitors annually. These annual trips were increased by a factor of 25% to ensure that the impact of the approved development were robust.</p> <p>The trip generation for the BBC studios will take place between 10:00 am and 09:00 pm; this is after the Am peak traffic generation period (8am -9am). The BBC</p>	

Stakeholder	Question/Comment	Response
	<p data-bbox="483 212 1648 392">museum will be a timed attraction with groups of 40 visitors lasting approximately 1 hour. The final admission for afternoon viewing will be at 4:00pm; the Museum will then re-open at 06:00pm, hence the maximum peak hour trip generation for the BBC studios will be 80 visitors trip during the Pm peak hour (100 visitors) when a 25% growth factor is applied.</p> <p data-bbox="483 432 1648 687">The use of the approved Theatre will vary, including: theatrical events concerts, wedding, exhibitions, conferences and sports, in order to assess the trip generation characteristics of the proposed theatre use the applicant transport consultant has assumed that the maximum attendance will be up to 800 visitors for an exhibition and 1,200 visitors for a concert, a worst case assessment was conducted with a growth factor of 25% growth factor, this assumed that there will be 1,000 visitors for an exhibition and 1,500 visitors for a concert.</p> <p data-bbox="483 692 1648 948">In terms of the cumulative impact of the approved theatre use, the worst case scenario on the transportation and highways network would be during the transportation and highways network PM peak trip generation period. Based on the survey data from the similar exhibitions and concerts at the Place an exhibition of 1000 visitors would generate some 242 departure trips during the PM peak period and concert 1500 concert visitors would generate 312 arrival trip during the pm Peak period.</p> <p data-bbox="483 987 1648 1382">Based on the trip generation surveys conducted as per the existing use, we have concluded that a mid week baseline Trips Visitors trip Modal Split is appropriate for the proposed multi-function space: 38.6% of trips by walking, 2.4% by trains, 4.8% by tube, 21.7% by bus 1.2% by motorcycle and 31.3% by car, we have considered that as the roof space could be used in combination with the level 5 that the potential trip generation of the proposed additional multi-use space should be increased by a factor of 50%, this equate to a potential 450 persons trips during the peak trip generation period. The proposed multi-use are would result in 174 walking trips, 11 trips by train, 22 trips by tube, 98 trips by bus, 5 motor bike trips and 59 additional car trips, based on a 2.4 car person per car. We have considered that the trips generated by the new flexible use space are likely to be</p>	

Stakeholder	Question/Comment	Response
	<p>outside of the highways network AM peak operational period, but will have some overlap with the Pm peak periods, with functions starting after 10 am and finishing during the PM peak period. The new facility may also host some evening events which may start between 6 and 7pm this would result in generating some of the traffic during the Pm peak arrival.</p> <p>When these trips are combined with the existing weekday PM peak use (worst case scenario) an exhibition in the grand hall during the day and a music concert in the theatre in the evening this would result in 3026 departure, (50 of these trip will be from the theatre + BBC Studio use and 450 from the new flexible space) and 362 arrivals (for theatre + BBC Studio use). We have considered that the proposed increase in departures of some 500 additional persons trips during the Pm peak.</p> <p>We have considered that the number of trips forecasted by the proposed flexible use is within the range of visitors forecasted and is not significantly greater than events that currently taking place at The Palace; this combined with the fact that larger events are normally supported by a shuttle bus service and will only take place up to 10 occasions per year, the additional 450 persons trips can be accommodated on the transportation and highways network. The 450 person's trip will generate a demand for 59 car parking spaces; The Palace currently has some 1518 car parking spaces in 12 locations. Surveys were conduct for the previous application, the surveys which were conducted over two major events concluded that only 495 of the 1518 car parking spaces were available and a maximum of 254 spaces were used during the peak demand period. We have therefore concluded that the proposed increase in demand car parking space of some 59 car parking spaces can easily be accommodated within the existing car parking spaces. It is to be noted that any large event at The Palace will result in some congestion on the local highways network however this will largely be localised to Alexandra Palace Way, Station Road, and Priory Road junction with Park Road and Muswell Hill, we have considered as the addition 59 car in the peak hour will only result in a maximum of 2 additional vehicular trips during a 30</p>	

Stakeholder	Question/Comment	Response
	<p>minute interval, and 1 additional trip per hour over a 60 minute period. Whilst there will be an increase in the demand on the W3 bus route, this will be over small section of the route for over a few hours, and where necessary will be supported by a shuttle bus service, we have therefore considered that with a coordinated event management plan and travel plan the impact on the W3 bus route can be mitigated.</p> <p>On reviewing the proposed application, the transportation and highways authority would not object to this application subject to the following condition:</p> <p><i>A staff and visitors Travel Plan must be secured byway the S.106 agreement, as part of the travel plans, the following measures must be included in order to maximise the use of public transport.</i></p> <ul style="list-style-type: none"> <i>a) The applicant submits a Travel Plan for each aspect of the Development and appoints a travel plan co-coordinator for The Palace who develop must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.</i> <i>b) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team.</i> <i>c) 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.</i> <i>d) Provide cycle parking in line with the London Plan and review cycle parking provision annually as part of the travel plan and provide additional cycle parking facility if required.</i> <i>e) Provide public transport information with ticking (electronic or paper) where</i> 	

Stakeholder	Question/Comment	Response
	<p><i>possible and on the website.</i></p> <p><i>Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.</i></p> <p>The applicant will also be required to provide an event management plan/local area management plan which includes the following information:</p> <ul style="list-style-type: none"> a) Crowd management and dispersal including Stewarding b) Car park management plan c) Signage strategy to local transport interchange d) Shuttle bus strategy for local transport interchanges (Wood Green, Archways Station and possible Finsbury Park) e) Coach drop off and collection f) Parking controls on Alexandra Place Way g) Taxi collection strategy <p>Pre-commencement Conditions:</p> <p>The applicant/developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Alexandra Palace Way and the roads surrounding the site 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, the plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.</p> <p><i>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.</i></p>	

Stakeholder	Question/Comment	Response
	<p>The applicant is also required to submit a service and delivery plan (DSP).</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.</p> <p><u>Additional Comments</u></p> <p>No detailed comments have been provided. However, it is confirmed that as additional parking demand would no longer be created as the result of the amended scheme, due to the use of the new building for office space and storage ancillary to the use of the existing Palace operations only, the Travel Plan and Event Management Plan are no longer required. As such, these conditions have been removed from the decision notice for the proposed development.</p>	
LBH Noise and Pollution	No objections are raised however conditions in relation to Management & Control Dust are recommended.	Comments noted and conditions added
LBH Conservation Officer	<p>Alexandra Palace (also known as the People's Palace) is a grade II listed building and is a rare survival of a large scale Victorian exhibition and entertainment complex. The existing building is a rebuilt (1873-75) of the original building (1868-73) following fire damage by the architects John Johnson and Alfred Meeson. The building went through substantial restoration during 1980-88, following second fire in 1980. The building includes the surviving BBC studios where the world's first high-definition television programme was transmitted in 1936 and the complete set of Victorian stage machinery in the theatre. The building also falls within the Alexandra Place and Park registered historic Park and Alexandra Palace Conservation Area.</p> <p>The submitted proposals relate to the West yard site where temporary structures already exist. The scheme is looking to create a permanent structure ancillary to the use of the Palace along with refurbishing the tower to be used as function rooms. A previous application in support of the Heritage Lottery Fund project to regenerate the East wing of the Palace was approved in 2015.</p>	Comments noted and conditions imposed as recommended

Stakeholder	Question/Comment	Response
	<p>The Trust in support of the application has submitted a detailed Design and Access Statement in addition to drawings of proposed works. I have reviewed these documents from a conservation point of view along with other planning documents and have considered the impact of the development in accordance with the Council's statutory duty as per Planning (Listed Buildings and Conservation Areas) Act, 1990. I have also assessed this site independently and have been involved during pre-application discussions.</p> <p>The west yard of the Palace currently contains several temporary cabins used as storage space. These structures detract from the setting of the listed building. In addition, the north wall's structural condition is poor and the wall has been stabilised by steel props which sit behind the cabins. The North West tower has been redundant and is in a poor condition.</p> <p>The scheme proposes to regularise the area by introducing a permanent multifunctional brick building used for storage as well as function spaces. The structure would be such that it would stabilise the North Wall and provide a long term solution to its structural condition. In addition, the scheme proposes open up three of the blocked up windows on the North wall as well as connecting the tower with the new building and refurbish it to provide additional facilities and venues.</p> <p>The design of the building itself, whilst modern, is in keeping with the Palace. The scale is such that it would not project beyond the parapet of the North wall, apart from the small lift shafts. It is considered that given their set back the lift shafts would not have a visual impact on the setting of the listed building. The proposed brick type has been sensitively chosen to reflect the Palace. The proposed 'bays' articulate the building and provide a visual harmony with the tower. The building would be connected to the North West tower by a glass link providing a visual separation between the historic fabric and the new build.</p> <p>By virtue of its location, the proposal would have no impact on the Registered</p>	

Stakeholder	Question/Comment	Response
	<p>Historic Park. The impact on the conservation area is considered to be positive and the proposal would preserve as well as enhance it.</p> <p>Overall, it is considered that the proposed scheme would preserve as well as enhance the heritage assets and their setting. Additionally, the scheme would have significant heritage benefits, providing much needed multi-purpose spaces in place of detracting cabins as well as refurbishing and stabilising the North West tower and the North wall. The scheme is, therefore, acceptable.</p> <p>Conclusion:</p> <p>In context of the Council's statutory duty in respect of heritage assets it is felt that the proposed repair and refurbishment works would preserve and enhance the character and appearance of the building as well as the other heritage assets and would be acceptable. These works are necessary to provide ancillary spaces for the Palace and would greatly facilitate the building's future use providing substantial heritage and public benefit. The scheme is, therefore, considered to be acceptable from a conservation point of view.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1. All works 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. 2. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority. 3. Notwithstanding the approved drawings, further details, 1:20 (or as 	

Stakeholder	Question/Comment	Response
	<p>appropriate) scale drawings, schedule of works and methodology statement (as appropriate) should be submitted for further approval in respect of the following, prior to the specific works commencing on site:</p> <ol style="list-style-type: none"> a. The glass link (drawings at a scale 1:20); b. The opening up works to the tower and its refurbishment for the new uses; c. Works required to stabilise the North wall; d. Materials in relation to the new building including samples where necessary; e. Fenestration details at 1:10 scale for the Tower, the North Wall (blocked up windows that are being opened) and the new building. <p><u>Additional Comments</u></p> <p>The west yard of the Palace currently contains several temporary cabins used as storage space. These structures detract from the setting of the listed building. In addition, the north wall's structural condition is poor and the wall has been stabilised by steel props which sit behind the cabins. The North West tower has been redundant and is in a poor condition.</p> <p>The scheme proposes to regularise the area by introducing a permanent brick building used for storage as well as offices. The structure would be such that it would stabilise the North Wall and provide a long term solution to its structural condition. In addition, the scheme proposes open up the blocked up windows on the North wall as well as connecting the tower with the new building and refurbish it to provide additional facilities and venues.</p> <p>The design of the building itself, whilst modern, is in keeping with the Palace. The scale is such that it would not project beyond the parapet of the North wall, apart from the small lift shafts. It is considered that given their set back the lift shafts would not have a visual impact on the setting of the listed building. The proposed brick type has been sensitively chosen to reflect the Palace. The proposed 'bays'</p>	

Stakeholder	Question/Comment	Response
	<p>articulate the building and provide a visual harmony with the tower. The building would be connected to the North West tower by a glass link providing a visual separation between the historic fabric and the new build.</p> <p>By virtue of its location, the proposal would have no impact on the Registered Historic Park. The impact on the conservation area is considered to be positive and the proposal would preserve as well as enhance it.</p> <p>Overall, it is considered that the proposed scheme would preserve as well as enhance the heritage assets and their setting. Additionally, the scheme would have significant heritage benefits, providing much needed multi-purpose spaces in place of detracting cabins as well as refurbishing and stabilising the North West tower and the North wall. The scheme is, therefore, acceptable.</p> <p>CONCLUSION</p> <p>In context of the Council's statutory duty in respect of heritage assets it is felt that the proposed repair and refurbishment works would preserve and enhance the character and appearance of the building as well as the other heritage assets and would be acceptable. These works are necessary to provide ancillary spaces for the Palace and would greatly facilitate the building's future use providing substantial heritage and public benefit. The scheme is, therefore, considered to be acceptable from a conservation point of view.</p> <p>CONDITIONS</p> <ol style="list-style-type: none"> 1. All works 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. 	

Stakeholder	Question/Comment	Response
	<p>2. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.</p> <p>3. Notwithstanding the approved drawings, further details, 1:20 (or as appropriate) scale drawings, schedule of works and methodology statement (as appropriate) should be submitted for further approval in respect of the following, prior to the specific works commencing on site:</p> <ol style="list-style-type: none"> a. The glass link (drawings at a scale 1:20); b. The opening up works to the tower and its refurbishment for the new uses; c. Works required to stabilise the North wall; d. Materials in relation to the new building including samples where necessary. 	
EXTERNAL		
The Theatres Trust	Proposal would not affect future operation of the Theatre. No objection.	Noted.
Alexandra Residents Association	Objection to the reinstatement of window openings at 5 th level and the proposed roof terrace at roof level due to privacy and overlooking issues and also noise nuisance from events	The roof terrace has now been removed from the proposal. The proposed window openings would be obscure glazed to mitigate any potential

Stakeholder	Question/Comment	Response
		overlooking. No events are proposed to occur within the new building.
Alexandra Park & Palace CAAC	<p>The CAAC has considered this application and wishes to submit the following comments. Some aspects of the proposals are to be welcomed, but we have reservations and concerns about some other aspects. Our concerns are not to be registered as formal objections – they are simply comments that we would like to be considered during the review, development and construction phase of the project, if it is approved.</p> <ol style="list-style-type: none"> 1. We welcome this opportunity to restore and bring back into use parts of the original fabric of the building. Our concern here is that had this been the main opportunity being addressed within the context of an overall vision for the Palace, then the outcome might have been better and not constrained by the main driving force being the need to provide storage space. 2. We welcome the approach being taken with the design of the proposed new building to be appropriate, contemporary and understated using sympathetic materials, and not a pastiche or period copy. 	<p>Points noted and incorporated into the proposal where possible. The point re symmetry of the windows is not considered to be problematic by Historic England or the Council’s Conservation Officer.</p> <p>Recommendations for further works beyond the scope of the application proposal have been passed on to the applicant</p>

Stakeholder	Question/Comment	Response
	<p>3. Our concerns about the new building are to do with the south elevation as shown in the visualisation on page 28 of the D&A Statement. The proposed colonnade to provide a covered pedestrian route separated from vehicle traffic is welcomed, as are the screening fins at higher level. However, we have reservations about the brick piers above the slender square columns that extend to the underside of the brick fascia – as proposed this looks clumsy and top-heavy. We would prefer more distinctive circular section columns (that would also obviate the need for ground level ‘shin-pads’) to support a boldly horizontal fascia.</p> <p>4. While the proposed new building would improve the visual impact of the West Yard, there is also the opportunity here to link the fascia to some new screening to extend over the “warehouse like building” at the eastern end of the Yard. Covering up these utilitarian steel girders and incongruous shallow roof pitch with a simple horizontal fascia with expressed panel joints, would improve the visual impact and visitor experience of this corner of the Palace, between the Tower and the Palm Court.</p> <p>5. From the point of view of conservation of heritage, we welcome the restoration of the North West Tower, although we regret that the opportunity has not been taken to restore the upper level of the Tower and its pyramidal turret. We recognise that the proposed interventions into the historical fabric of the Tower and the North Wall have risks associated with them and we hope these have been duly considered.</p>	

Stakeholder	Question/Comment	Response
	<p>6. We support the idea of reopening three of the six blocked up windows in the North Wall. However, the explanation given on page 5 of the D&A Statement that the joinery here “would match that of the existing Theatre” is clearly wrong. The higher level windows at the Theatre end of the North Wall are still blocked. Although we are less concerned about retaining symmetry as others are, we note this opening up of three windows breaks the existing symmetry of the North façade. An aerial photograph from the 1920s shows six unblocked windows on each wing of the North façade.</p> <p>7. The need for symmetry was one of Historic England’s main concerns when they supported the controversial plans for the TV Studios in the East Wing and there is some irony in the fact that their submission in support of the current proposal goes against their earlier stance. HE also seems to be confused in thinking that the North Wall bounded the ice-rink – it didn’t, it bounded the roller-skating rink.</p>	
Thames Water	With regard to sewerage infrastructure capacity, Thames Water would not have any objection to the above planning application. On the basis of information provided, with regard to water infrastructure capacity, Thames Water would not have any objection to the above planning application.	Noted
Natural England	No comments	Noted
Historic England GLAAS	Recommend no archaeological requirement.	Noted

Appendix 1b – Consultation Responses from neighbours

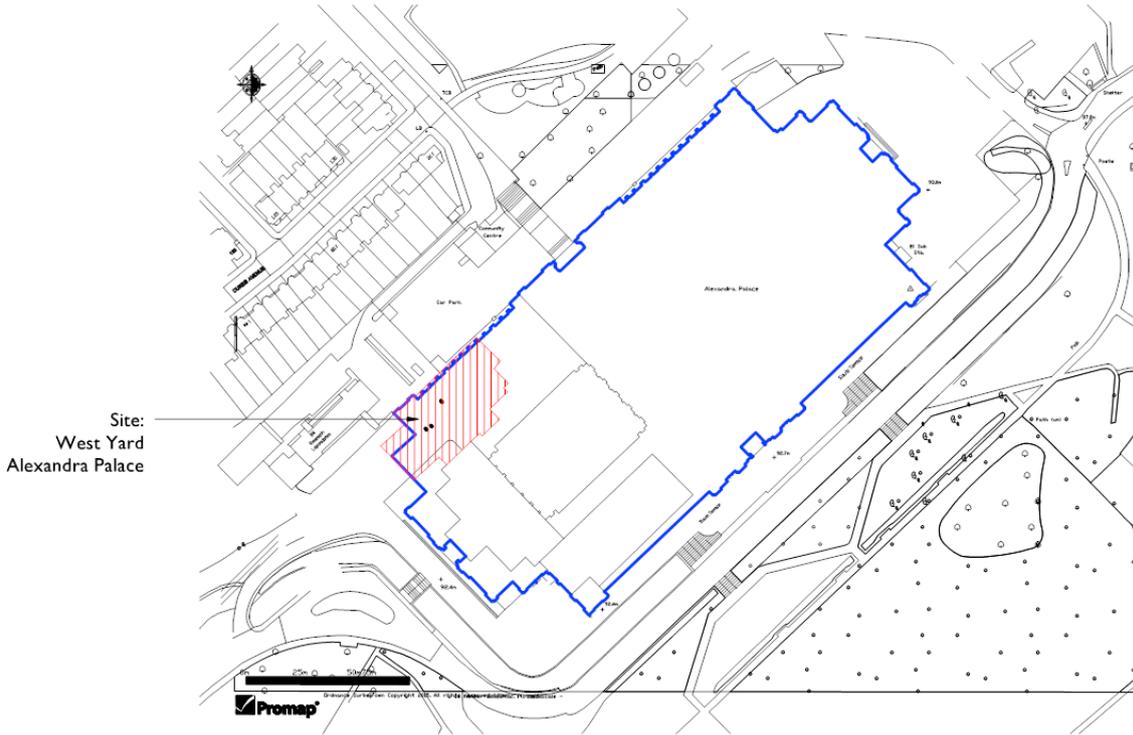
Question/Comment	Response
Additional traffic would cause highways/ parking concerns / CO2 emissions and noise pollution	The scheme has been considered by Transport. There would be no increase in parking demand from the development as it is currently proposed and therefore no measureable increase in traffic is anticipated. As such, Transportation has raised no objections.
Potential noise nuisance from roof plant	The plant is not considered to cause any material harm to residential amenity given the substantial separation distances to neighbouring properties. The plant would be subject to noise control under noise and pollution legislation.
Ramp may undermine architectural integrity of building	Historic England and the Council's Conservation Officer advise that the ramp is at low level and would not undermine the integrity of the Listed Building.
Ecological survey is incomplete / Kestrels have nested on site (17-20 years)	An ecological survey has been carried out and a 'careful contractors' condition imposed. The applicant has been advised to assess and consider further impact however it is not considered that any further planning control is needed.
Light pollution from roof terrace would be intrusive	The roof terrace has been omitted from the proposed scheme.
Lighting, noise and overlooking from roof terrace	The roof terrace has been omitted from the scheme.
Increased noise nuisance and disturbance from patrons and roof terrace	The roof terrace has been omitted from the scheme.

Loss of privacy to residents from new windows

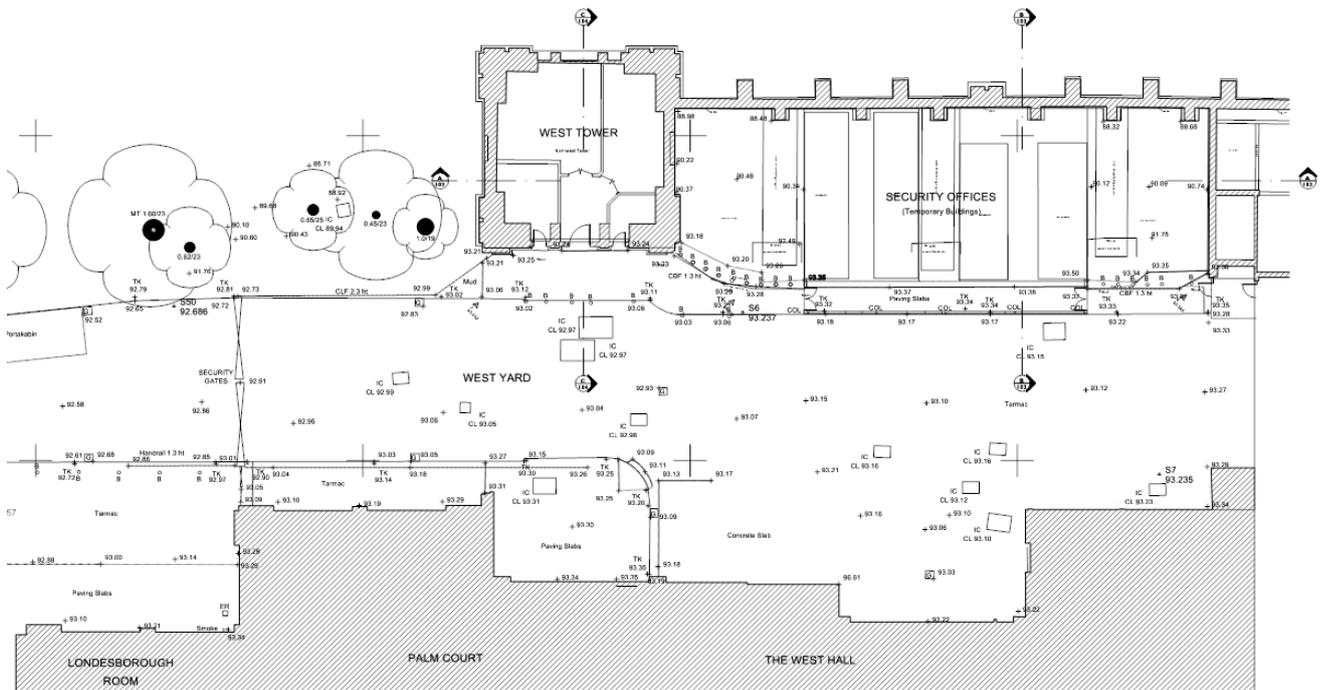
The proposed window openings on the north elevation would be obscure glazed and therefore overlooking would be mitigated.

Appendix 1 Plans and Images

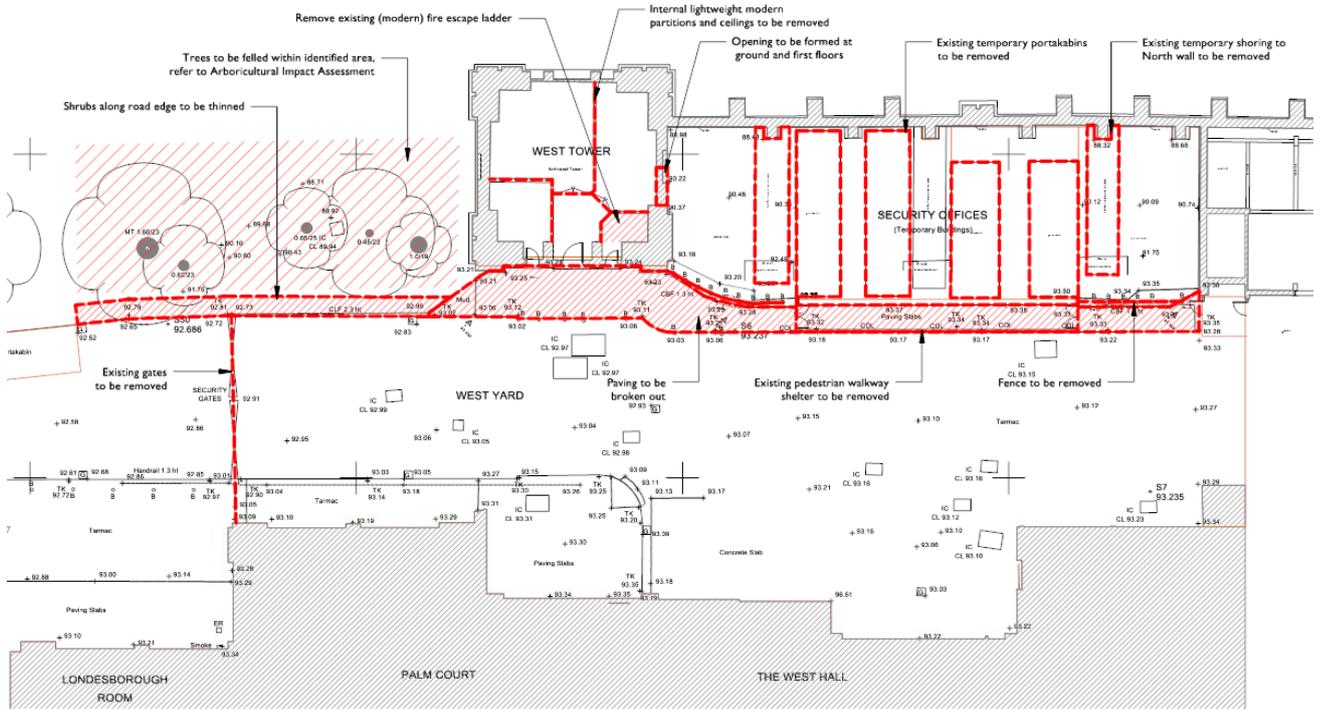
Site Location Plan



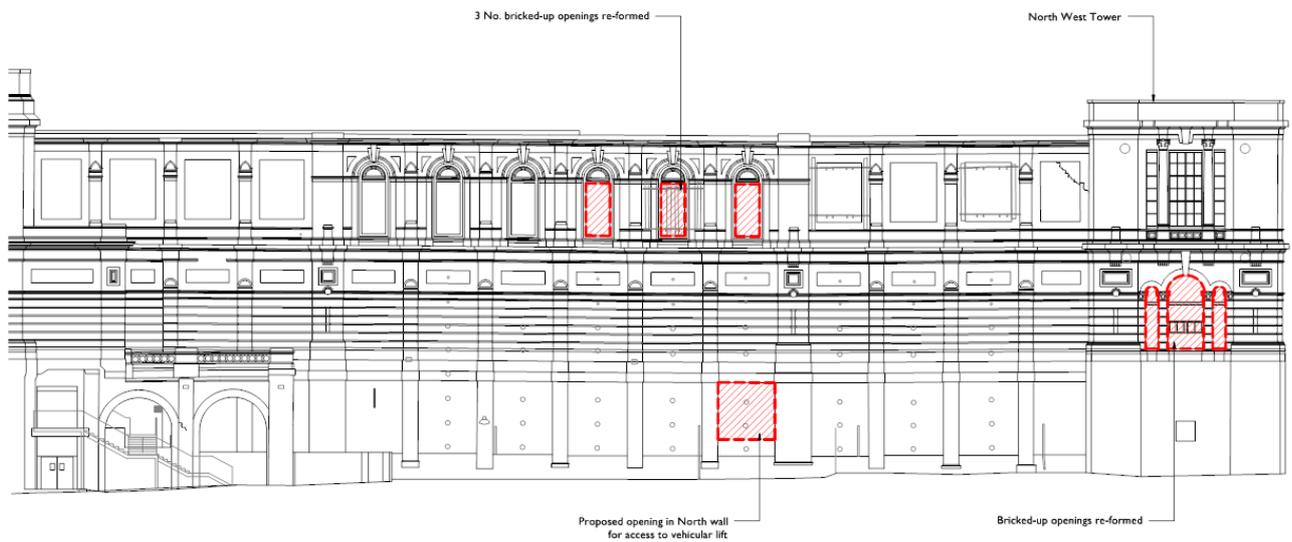
Existing Site Plan



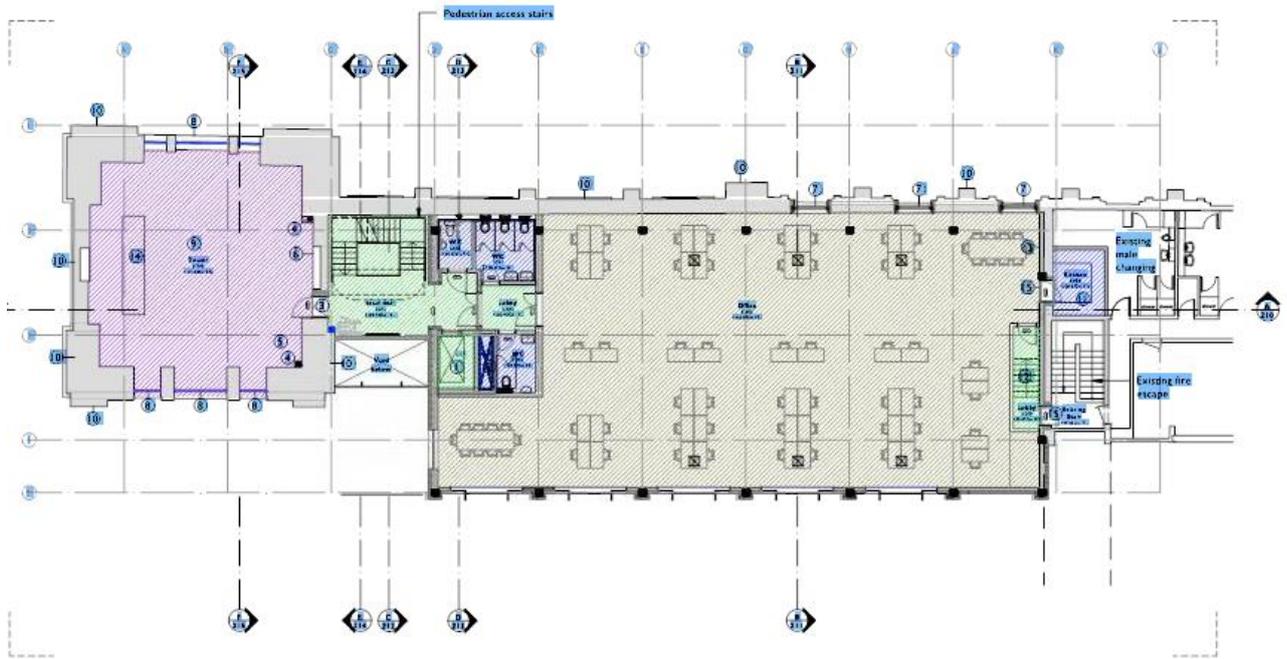
Alterations & Demolitions Plan



Alterations & Demolitions Plan North Wall



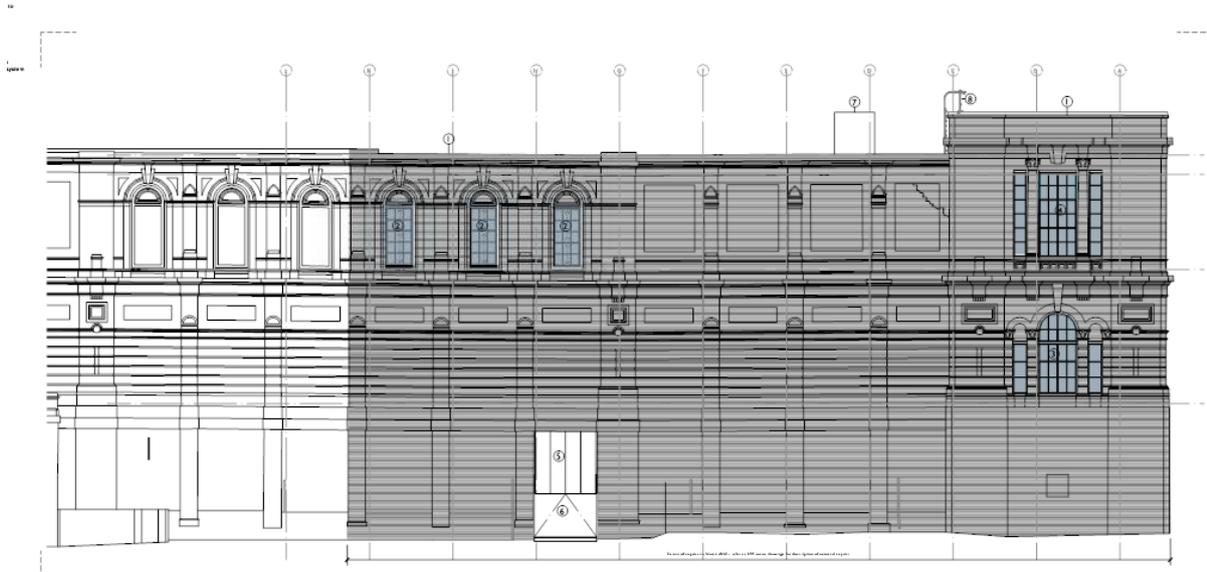
Proposed Level 5



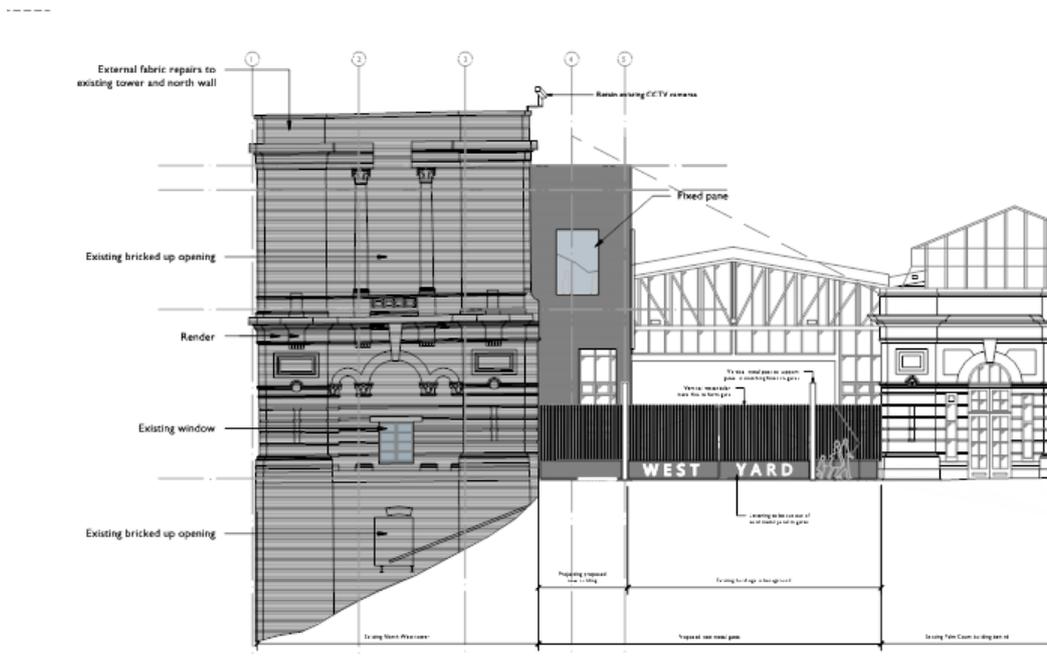
Proposed South Elevation



Proposed North Elevation



Proposed South-West



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Report for:	Planning Sub Committee Date: 16 January 2017	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Stuart Minty / Emma Williamson		
Lead Officers:	John McRory		
Ward(s) affected: All	Report for Key/Non Key Decisions:		

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.

Update on progress of proposals for Major Sites

January 2017

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
Land to Rear of 3 New Road London N8 8TA HGY/2016/1582	Demolition of the existing buildings and construction of 9 new residential homes (4 x houses and 5 x flats) and 446sq.m of office (Use Class B1a) floorspace in a building extending to between 2 and 4 storeys in height and associated car parking, landscaping and infrastructure works	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Gareth Prosser	John McRory
47,66 and 67, Lawrence Road HGY/2016/1212 & HGY/2016/1213	Redevelopment mixed use residential led scheme for 83 dwellings (34 x 1b, 33 x 2b, 7 x 3b and 9 x 4b)	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Valerie Okeiyi	John McRory
39 Markfield Road, N15 HGY/2016/1377	Adaptation of the existing warehouse building to (B1/B2/B8 use) to artist recording & work pods (B1), various office sublets (B1), enclosed performance space (Sui Generis) and cafe/bar (A4) and Yoga Studio (D2) with associated amenity spaces	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Chris Smith	John McRory
50-56 Lawrence Road (mono house), N15 4EG	Demolition of the existing buildings and redevelopment of the site to provide a 7 storey	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	James Hughes	John McRory

HGY 2016/2824	building fronting Lawrence Road and a part 5, 3 and 2 storey building which forms an intermediate block and mews to the rear comprising 47 residential units (use class C3) and 176sqm of commercial floor space (use class B1) on ground floor, including 8 car parking spaces and associated landscaping and cycle parking			
Templeton Hall Garages HGY/2016/2621	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor. Proposal comprises 11 residential units.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Samuel Uff	John McRory
Alexandra Palace HGY/2016/1574 (+1575 LBC)	Alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of an function room on the 5th floor level, and installation of new gates and hard surfacing (amended description)	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Chris Smith	John McRory

APPLICATIONS SUBMITTED TO BE DECIDED				
Keston Centre Keston Road, N17 HGY/2016/3309	Redevelopment of the site to provide a mix of pocket housing and private housing	Earmarked for February 2017 Planning-Sub Committee.	Adam Flynn	John McRory
Land north of Monument Way and south of Fairbanks Road, N17 HGY/2016/2184	Development of the site to create 54 affordable residential units in three blocks ranging from 3-stories to 4-stories in height.	Application now at neighbour consultation stage.	Adam Flynn	John McRory
Coppetts Wood Hospital, Coppetts Road, N10 Void/2016/2772	Re-Development of site to provide residential accommodation	Earmarked for February 2017 Planning-Sub Committee.	Chris Smith	John McRory
Station Square West 1 Station Square, Station Road, N17	22 Storey Tower. 128 Units + 434 sqm of commercial floorspace.	Planning application recently submitted – now at neighbour consultation stage	James Hughes	John McRory
70-72 Shepherds Hill, N6 HGY/2016/2081	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.	Currently under consideration following end of consultation period. Negotiations currently taking place with the applicant.	Gareth Prosser	John McRory

Mowlem Trading Estate Leeside Road, N17 HGY/2016/3489	Redevelopment of the site new industrial/warehouse units (B1(c), B2 & B8) and relocation of substation.	Earmarked for January 2017 Planning-Sub Committee.	Aaron Lau	John McRory
Alexandra Palace HGY/2016/1574 (+1575 LBC)	Approved in July subject to the signing of 111 agreement	Now being revised to provide office rather than the function room. Earmarked for January 2017 Planning-Sub Committee.	Chris Smith	John McRory
Car wash centre Broad Lane HGY/2016/2232	Mixed use scheme with office on ground and first floor with residential on the upper floors	Currently under consideration, Earmarked for February 2017 Planning-Sub Committee.	Aaron Lau	John McRory
56 Muswell Hill, N10, HGY/2016/0988	Variation of condition 2 (plans and specifications) attached to planning permission HGY/2013/2069 to permit change of use of the first and second storeys of 56 Muswell Hill (Building A) from a specialist school (Use Class D1) to 6 no. shared ownership residential units (Use Class C3). Removal of the Building A, D1 basement floorspace. Alterations to the glazing to the Building A, ground floor, north-east elevation to provide a secondary entrance onto Dukes Mews	Still under consideration.	Aaron Lau	John McRory
159 Tottenham Lane HGY/2016/3176	Variation of condition 13 attached to planning permission HGY/2014/0484 so that it now	Currently under consideration	Valerie Okeiyi	John McRory

	reads Prior to first occupation, details of how the development shall achieve a reduction in carbon dioxide emissions of 35% beyond the 2013 Building Regulations shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved.			
St John's Great Cambridge Road	Internal reordering and extension of St John's Church to the west. The demolition of the existing Church Hall at the east end of the church and the development of the land to the north, south, east and on the opposite side of Acacia Avenue with a mix of two and three storey 1, 2, 3 & 4 bed residential mixed tenure accommodation including a new Vicarage.	Currently under consideration.	Gareth Prosser	John McRory
First and Second Floors 524-528 High Road London N17 HGY/2016/4096	Conversion of disused first and second floor of existing building above existing ground floor retail unit to create seven dwellings. Modification to roof above existing buildings at first and second floor level, including re-positioning of small plant. Modification to rear of existing building at second floor	Application under consideration	Gareth Prosser	John McRory

	level including construction of new build extension creating a further three dwellings. Modification to proposed residential entrance at ground floor level.			
Hale Village, Ferry Lane, Tottenham, N15 HGY/2015/0795	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 HGY/2015/0798	The S73 is to remove the hotel from the tower.	Application is on hold on request of the applicant	Adam Flynn	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
Chocolate Factory	Redevelopment of the site to provide 220 units on Workspace land, with an additional 14,835 sqm of commercial space.	Scheme to be presented to Members at pre-application stage in February.	Adam Flynn	John McRory
Ashley Road South x3 NHH BSD BSD + Ada NCDS	Comprehensive redevelopment of the site with a mix use residential led scheme NHH- Outline – mixed use scheme (265 units and 3,000 sq.m commercial) BSD – Outline mixed use scheme	NHH Application submitted Has been to QRP and members presentation at pre-application stage. Master plan and NHH proposal scheduled for Jan QRP Pre-app for NCDS scheduled for Jan –	Robbie McNaugher	Robbie McNaugher

	BSD + NCDS – detailed residential and college + Berol House	BSD and NCDS scheduled for March submission		
Haringey Heartlands Clarendon Road Gas Works Site	Comprehensive redevelopment of the site (Masterplan)	In pre-application discussions and PPA signed	Adam Flynn	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 (HGY/2013/2377)	Likely submission in February 2017	Wendy Robinson	John McRory
52-68 Stamford Road, N15	Redevelopment of the site to provide a mixed use commercial and residential scheme	Likely submission in January 2017	Chris Smith	John McRory
Car Park, Westerfield Road, N15	Change of use of and redevelopment of current site to create a multi-use pop-up urban village using modified shipping containers. The site will accommodate at least 65 individual units to support local independent businesses and community projects. An individual unit is one ISO 45G0 High Cube 40 shipping	Scheme likely submission in January 2017	Wendy Robinson	John McRory

	container.			
The Richards Music Centre, Highgate School, Bishopswood Road, N6 4NY	Demolition of existing building and erection of two storey building for additional teaching space and associated works	Principle acceptable subject to scale and height of building being appropriate within the MoL. However, developers agents informed that the SPD capturing all the proposed extensions to the school is required to be finalised. Scheme earmarked to be presented to Members at pre-application stage in February 2017	Tobias Finlayson	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.	Tobias Finlayson	John McRory
Earlham Primary School	Major rebuilding and refurbishment to address the needs of the school. 2-storey new build, including the demolition of the main school block. The new build area is estimated to be 2286sqm	Pre-application meeting held and principle acceptable. School is located adjacent to MoL.	Tobias Finlayson	John McRory
Tottenham Magistrates Court	Change of use from court to residential and erection of new build	Very early stage to inform bidding process. Significant listed building implications and constraints for proposed residential.	Tobias Finlayson	John McRory

	residential			
423 West Green Road	Mix Use Development	The principle of an enabling mix use residential development including the erection of an A1-A3 unit at ground floor level, replacement of existing church /community/nursery including ancillary offices, is acceptable – early-stage pre-app report completed	Chris Smith	John McRory
2 Chestnut Road	Pocket style housing	Principle under consideration	James Hughes	John McRory
8-10 High Road, Turnpike Lane	20 storey residential building	Principle under consideration	Adam Flynn	John McRory
311 Roundway	Mixed Use Redevelopment – 66 Units	Pre-app meeting taken place in October Unacceptable in principle. Major design concerns.	James Hughes	John McRory
23 Denewood Road	Facade retention/ reconstruction with new construction behind. Addition of a basement and a reduced height first storey extension over the garage.	Pre-app meeting occurred in October. Current consent for the site, so need to be mindful of fallback position.	Tobias Finlayson	John McRory
1-6 Crescent Mews	Redevelopment of the site to create ground floor commercial floorspaces and 42 new residential dwellings.	Pre-application held – concerns raised regarding number of units, parking and design. Applicant would like to enter into a PPA	Aaron Lau	John McRory
42 Hampstead Lane	Replacement of existing dwelling (2,500 sqm)	Pre-application held – revised plans received to address design concerns.	Aaron Lau	John McRory

Hornsey Town Hall, Crouch End, N8	Erection of extensions and buildings including refurbishment of Hornsey Town Hall	3 x pre-application discussions	James Hughes	John McRory
Fortismere School -	Feasibility Study - Proposed New 6th form Wing/Condition works	Three schemes discussed.	Valerie Okeiyi	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
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.	James Hughes	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
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.	Principle may be acceptable subject to compliance with the emerging AAP	Adam Flynn	John McRory
867-879 High Road	Redevelopment of the site with	Although acceptable development in	James Hughes	John McRory

	5,460sqm retail building with a related 235 space surface level car park and servicing, a terrace of small retail units as well as a pair of office buildings, all located on a rectangular shaped site to the west of (and accessed from) the A1010 Tottenham High Rd.	principle, this site forms part of a wider regeneration strategy and developer has been advised to participate in masterplan formulations.		
423 West Green Road, N17	New build residential, commercial and ecclesiastical development at 423 West Green Road (London N15). The proposal seeks the development of 76 flats, 410m2 of commercial space and a new Church/community centre for the Derby Hall Assemblies of God, who currently partly occupy the site.	Principle acceptable subject to a Masterplan. Further meetings to take place	Tobias Finlayson	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 and Recycling Centre, High Street, N8	A number of conditions have been submitted.	A number of pre-commencement conditions have been discharged and others awaiting comments.	Adam Flynn	John McRory
St Lukes	Conditions to be submitted soon. A	Awaiting dates for meeting	Aaron Lau	John McRory

	meeting is being arranged in order to set up monitoring meetings			
THFC	A number of conditions submitted	Only recently submitted – at consultation stage	James Hughes	John McRory
Lordship Lane	A number of conditions submitted	Only recently submitted – at consultation stage	Chris Smith	John McRory
St. Anne's Magistrates and police station	A number of conditions submitted	A number of pre-commencement conditions have been discharged and others awaiting comments.	Chris Smith	John McRory
Apex House	A number of discharge of conditions to be submitted soon. A meeting is being arranged in order to set up monitoring meetings	Only recently submitted – at consultation stage	Chris Smith	John McRory