

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 28 JANUARY 2013**

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

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

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Highgate Woods located to the rear of the property.

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

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

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

The Committee examined the drawings and plans.

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

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

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

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

RESOLVED

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

IMPLEMENTATION

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

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

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

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

PRE-COMMENCEMENT CONDITIONS MATERIALS & SITE LAYOUT

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

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

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

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

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

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

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

WASTE

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

Reason: In order to protect the amenities of the locality

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

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

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

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

10. The site or contractor company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on the site.

Reason: In the interests of residential amenity.

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

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

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

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

POST-COMMENCEMENT SURFACE WATER DRAINAGE

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

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

CONSTRUCTION

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

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

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

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

INFORMATIVE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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RESOLVED

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

Conditions:

Implementation

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

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

In Accordance with Approved Plans

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

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

Pre-commencement Conditions

Materials

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

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

Design of the Tower

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

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

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External Design and Appearance of the School Elevations

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

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

Microclimate

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

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

Construction Management Plan and Construction Logistics Plan

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

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

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

Control of Construction Dust

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

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

Contaminated land

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

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

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

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

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

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

Piling Method Statement (Thames Water and Environment Agency)

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

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

Water Supply Infrastructure

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

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

Tree Works

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

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

Tree Protection

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

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

Drainage

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

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

Heat Network

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

- " technical specifications for the energy centre, and proposed plant and buffer vessels, and its operation;
- " evidence showing that the combustion plant to be installed meets an emissions standard of 40mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions following installation (emissions certificates will need to be provided);
- " full details of the location and appearance of the flues, including height, design, location and siting;
- " plan showing the energy centre and pipe route for the communal network for the development;
- " details of the design of building services to future proof to connect to an area wide Decentralised Energy Network in the future;
- " details of other future proofing measures to enable connection to an area wide Decentralised Energy Network, such as provision in the building fabric, external buried pipework routes from the plant room to the site boundary, and space allocation for a heat exchanger; and
- " the reduction in carbon emissions achieved through these building design and technology, energy efficiency and supply measures, compared with the emissions permitted under the national Building Regulations prevailing at the time the application(s), and achievement of the required Code for Sustainable Homes/BREEAM.

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

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

Green/Brown Roof

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

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

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

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

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

Archaeological Mitigation

17. A) No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.
- B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

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

Demolition Method Statement (Network Rail)

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

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

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Vibro-compaction Machinery (Network Rail)

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

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

Ventilation

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

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

Post-Commencement Conditions

Landscaping - Landscaping Scheme

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

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

Landscaping - Implementation/Maintenance

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

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

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"Green" Screen

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

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

Hours of Construction

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

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

Play Space and Use of School premises by the Community

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

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

Scaffolding (Network Rail)

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

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

Secured by Design

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

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

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

Satellite Antennae

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

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

Lifetime Homes

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

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

Wheelchair Accessible Units

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

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

Cycle Parking

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

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

Parking

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

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

Electric Vehicle Charging Points

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

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

Parking Management Plan

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

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

Commercial Opening Hours

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

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

Flood Risk (Environment Agency)

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

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

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

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

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

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

Noise - Fixed Plant

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

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

Noise - Internal Levels

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

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

Ecology - Mitigation and Enhancements

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

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

Ecology - Light Pollution

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

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

Birds & Bats Boxes

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

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

Boundary treatment

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

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

Waste storage and recycling

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

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

Commercial Unit Frontage Design

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

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

Service and Delivery Plan

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

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

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INFORMATIVE - Network Rail - Commencement of Works

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

INFORMATIVE - Network Rail - Within the Development Site

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

INFORMATIVE - Network Rail - Construction

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

INFORMATIVE - Network Rail - Closure of the Railway

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

INFORMATIVE - Network Rail - Party Wall Act 1996

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

INFORMATIVE - Environment Agency - Decommissioning boreholes

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

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

INFORMATIVE - Environment Agency - Underground Storage Tanks

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

INFORMATIVE - Environment Agency - Pollution Prevention Guidance

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

INFORMATIVE - Thames Water - Surface Water Drainage

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

INFORMATIVE - Thames Water - Piling

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

INFORMATIVE - Asbestos

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

INFORMATIVE - Construction Waste

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

INFORMATIVE - Signage

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

INFORMATIVE - Naming and Numbering

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

INFORMATIVE - Car Club Spaces

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

INFORMATIVE - Pedestrian Access across Railway Line to the West

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

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

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

REASONS FOR APPROVAL

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

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

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

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	<p>c) The Planning Application has been assessed against and is considered to be in general accordance with the intent of National, Regional and Local Planning Policies requirements including the National Planning Policy Framework, The London Plan including policies: 2.14 'Areas for Regeneration', 3.3 'Increasing housing supply', 3.4 'Optimising housing potential', 3.5 'Quality and design of housing developments' 3.8 'Housing choice', 3.10 'Mixed and balanced communities', 3.12 'Affordable Housing Targets', 3.13 'Negotiating affordable housing residential & mixed use schemes', 3.14 'Affordability housing thresholds', 5.2 'Minimising carbon dioxide emissions', 5.3 'Sustainable design and Construction, 5.10'Urban greening', 5.11 Green roofs and development site environs, 5.14 'Water quality and wastewater infrastructure', 5.15 'Water use and supplies', 5.21 'Contaminated land', 6.3 'Assessing effects of development on transport capacity', 6.9 'Cycling', 6.10 'Walking', 6.12 'Road network capacity', 6.13 'Parking', 7.2 'Creating an inclusive environment', 7.3 'Secured by Design', 7.4 'Local character', 7.5 'Public realm' and 7.8 'Heritage assets and Archaeology'.</p> <p>d) The planning application has been assessed against and is considered to be in general accordance with the intent of London Borough of Haringey Unitary Development Plan (UDP) 2006, policies G2 'Development and Urban Design', G3 'Housing Supply', G12 'Priority Areas', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD6 'Mixed Use Developments', UD7 'Waste Storage', UD8 'Planning Obligations', UD9 'Locations for Tall Buildings', AC3 'Tottenham High Road Regeneration Corridor', HSG1 New Housing Developments, HSG2 Change of Use to Residential, HSG4 Affordable Housing, HSG10 Dwelling Mix, EMP2 'Defined Employment Areas - Industrial Locations' EMP4 'Non Employment Generating Uses', EMP5 'Promoting Employment Uses', ENV1 'Flood Protection: Protection of the Floodplain and Urban Washlands', ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment', ENV6 'Noise Pollution', ENV7 Air, Water and Light Pollution', ENV11 'Contaminated Land' and ENV13 'Sustainable Waste Management' M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 'Protection, Improvements and Creation of Pedestrian and Cycle Routes', M8 'Access Roads', M10 'Parking for Development', CW1 'New Community/Health Facilities', CSV8 'Archaeology'.</p> <p>Section 106: yes</p>
<p>PC266.</p>	<p>32 ALEXANDRA ROAD</p> <p>Owing to time constraints, this item was deferred to the next meeting.</p>
<p>PC267.</p>	<p>DATE OF NEXT MEETING</p> <p>The next Planning Committee was scheduled for 18 February.</p>

COUNCILLOR ALI DEMIRCI

Chair

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