

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

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

## **2.1 RECOMMENDATION**

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

### Conditions:

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

### Informatives

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

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

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### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Background**

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

#### **3.2 Proposed development**

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

#### **3.3 Site and surroundings**

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

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

#### **3.4 Relevant planning history**

3.4.1 No relevant planning history.

### **4.0 CONSULTATION RESPONSE**

#### **5.1 Pre-application consultation**

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

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

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

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

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

## **5.2 Application consultation**

5.2.1 The following were consulted regarding the application:

Local:

- Stroud Green CAAC
- Stroud Green Residents Group

Internal:

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

External:

- Thames Water
- London Fire Brigade

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

Internal:

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

External:

- Thames Water: No objection to the proposal.

## **5.0 LOCAL REPRESENTATIONS**

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

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

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

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

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

- Stroud Green CAAC: Objects to the proposal.

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

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

- Affordable housing
- Community Infrastructure Levy
- Construction disturbance

5.7 The following issues raised are not material planning considerations:

- Loss of property values

## **6.0 ANALYSIS/ASSESSMENT OF THE APPLICATION**

### **6.1 Summary of main issues**

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

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

### **6.2 Principle of the development**

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

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

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

### **6.3 Design and character and appearance of the conservation area**

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

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



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

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

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

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

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

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

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

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

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

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

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

#### **6.4 Impact on the amenity of adjoining occupiers**

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

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

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

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

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

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

## **6.5 Living conditions for future occupants**

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

## **6.6 Parking and highway safety**

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

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

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

## **6.7 Trees and amenity/play space**

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

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

## **6.8 Sustainability**

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

## **6.9 Contamination**

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

## **6.10 Waste**

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

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

## **6.11 Accessibility**

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

## **7. HUMAN RIGHTS**

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

## **8. EQUALITIES**

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

## **9. CIL**

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

## **10. CONCLUSION**

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

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

## **11. RECOMMENDATIONS**

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

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

and subject to the following condition(s):

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

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

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

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

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

3. Before development commences other than for investigative work:



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

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

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

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

4. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.

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

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

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

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

1. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees; and
2. Robust protective fencing/ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in BS 5837: 2012 Trees in relation to design, demolition and construction.

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

7. Notwithstanding the information submitted with this application, no above ground development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details approved by the Local Planning Authority and retained as such in perpetuity.

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

8. No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; pedestrian access and circulation areas; hard surfacing materials

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

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme). The soft landscaping scheme shall include detailed drawings of:

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

Such an approved scheme of planting comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of three years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

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

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

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

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

INFORMATIVE 2: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials should be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

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

INFORMATIVE 4: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

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

## APPENDIX 1: Consultation responses

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

3 storey side wing (including the part closest to the site) containing 4th storey set into the steeply pitched roof, with small, plain dormer windows.

Street trees are found all across the area, including a silver birch in the pavement in front of the site, but although streets throughout the area have a verdant feel due to street and front garden trees and shrubs, the greatest vegetation and most mature trees are found in back gardens, including two mature sycamores close to the boundary of the site in the back garden of no. 31 Oakfield Road to the east, and three semi-mature lime trees within the site close to its southern boundary.

The site itself currently contains a single storey structure housing three vehicular garages and 12 small store rooms set behind a paved area, with an extension to the private communal landscaping to the rear of Connaught Lodge behind the garages and sheds, containing an equipped play area.

#### Overall Proposed Form and Massing

The site at present makes an incongruous gap in the urban form, reducing the sense of enclosure of the street and offering no passive surveillance. The overall form of the proposal makes a transition between the 3/4 storey rectilinear mass of Connaught Lodge to its west and Churchill Court opposite to the north and the 2/3 storey terraced houses of Oakfield Road to its east, Cornwall Road to its south, as well as the other surrounding streets characteristic of the conservation area. Its height steps up from 2 storeys (+ attic) to the east, lower or about the same as the houses on Oakfield Road, to 3 storeys (+ attic) to the west, matching the height of the nearest part of Connaught Lodge and lower than the main 4 storey part (incorrectly shown as 3 storeys on the applicants' elevation). Its position on the site in relation to the road, its building line, also steps, forward from the well recessed building line of Connaught Lodge (which I consider to be too far set back) ,closer to but not right up to the high fence along the pavement edge of the rear of no. 35 Oldfield Road, similar to the building line of the mostly blank flank wall of

		<p>that house.</p> <p>Its form is of a pitched roofed asymmetrical composition; the pitched roof has characteristics similar to both the existing Connaught Lodge and other nearby mansion blocks and of the steep pitched roofs of the terraced houses; it is a hipped pitch more similar to the mansion blocks adjacent and terraced houses on the opposite side of Oldfield Road, rather than the gables of the nearest house on Oldfield Road, to avoid making any side wall higher than necessary.</p> <p>All the roofs of the proposal are true pitched roofs with no disguising of their true height behind Crown roofs or mansards. The bay windows on the ground floor only, with a flat front and windows arranged in pairs is similar to that found on the original terraced houses further down Connaught Road and to the paired second floor windows in the gables of the adjacent houses on Oldfield Road. The asymmetrical composition of having a wider 3 storey block of 3 “bays” wide set back behind a narrower block of 2 storeys, and of placing the entrance to the side of the higher block, yet therefore central to the overall composition, gives the main street elevation and unfolding appearance of passing the block</p> <p>As such, it is my considered view that the overall form of the proposal makes a transition between the two existing contextual conditions of the terraced houses and mansion blocks, whilst the overall massing remains similar to or lower than their main perceived heights of those neighbours. As such it is respectful of and compliant with the conservation area and conservation policies. However it avoids becoming a pastiche by avoiding disguising its true form and by using more contemporary detailing, as explained below.</p> <p><b>Proposed Materials and Detailing</b></p> <p>The proposed building is in brick with a tiled roof; materials that are used widely in the surrounding area. However there are a wide variety of such materials in the area; red and London Stock bricks on the original houses, pale pink bricks on the mansion blocks, with both slate and clay tiles on</p>	
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		<p>roofs. The proposal will use similar materials. The key detailed point that makes similarities to the context whilst avoiding pastiche with contemporary detailing is the fenestration.</p> <p>The fenestration starts with hexagonal bay windows on the ground floor facing the street; a feature found widely in the conservation area, but here treated as simple rendered boxes with large vertical sliding sash windows. These will look sleek and modern yet reference the existing conservation area, as well as providing grandeur to the rooms behind them, useful additional living space and a high degree of passive surveillance of the street, whilst providing a transitional space within the flats to increase their privacy from overlooking from the street.</p> <p>The 1st and 2nd floor windows are simple vertical sliding sashes, of a proportion similar to the existing houses, slightly projecting white painted concrete lintels and cills that further reference the conservation area but in contemporary materials. Then above roof level, the dormer windows in similar materials to the white painted timber found widely in the area, but of a simple form, minimise their apparent size.</p> <p>Other details, including rear garden fences and enclosures to refuse and cycle stores, are in horizontal slatted timber, stained to bring out the timber colour, pattern and texture and add a contemporary feel. Overall the proposed design achieves a balance between referencing the conservation area existing original houses, the more plain detailing of the mansion blocks and of a more contemporary, sleek minimalist appearance; I would anticipate this would be achieved successfully.</p> <p>Impact on Neighbours' Amenity</p> <p>As the site is currently occupied by only a single storey garage and storeroom building and open space, the proposal will inevitably reduce the privacy, daylight and sunlight to some of its neighbours. In particular, the building will</p>	
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be about 4m from the side wall of the existing Connaught Lodge; this wall contains two secondary residential windows per floor; believed to be not primary residential rooms, which have larger windows onto the street or to the wide open space to the south of the block. The opposite end of the block is a similar (or even possibly closer) distance to the 3-4 storey gable end of the terraced houses to its west, and appears to be internally planned similarly, with similar windows that presumably manage with less light than the windows will receive that will be affected by this development. There is no overlooking concern to these windows as the only windows in the proposal on this side are bathrooms with obscured glazing.

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

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

#### Proposed Residential Accommodation Standards & Landscaping

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

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

	Officer	<p>accessibility level (PTAL2) within the Finsbury Park control parking zone which operated Monday to Saturday from 08:00 am to 18:30 hours. Although the PTAL of the site is low the site has good connectivity to Finsbury Park public transport interchange, with the W3 bus service providing some 12 buses per hour to Finsbury Park station. The site is also within walking distance of Harringay Rail station (Moorgate to Hertford North and Crouch Hill (Barking to Gospel Oak line).</p> <p>The applicant has conducted a Parking survey in line with the Lambeth Methodology, the surveys were conducted on Tuesday 20th and Wednesday 21st of May 2014 between 03:00 and 05:00 hours, the survey examined the total number of cars parked within 200 metres of the site, and the total car parking lengths available for cars to park legally. Car parking space was assumed to be 6 metres instead of 5 metres; this provides a more robust calculation for parking pressures and spare capacity available. The results of the parking concluded that within the 200 meter radius of the site there are between 304-310 vehicles parked with between 185-186 car parking spaces available.</p> <p>The applicant is proposing to redevelop the existing 3 garages and shed space to provided 1x1 bed Bungalow, 1x1, 5x2 bed flats and 1x3 flats; no additional car parking spaces are being proposed as part of the proposed development. Based on the 2011 census data for the Stroud Green Ward, with 0.56 car per household, the proposed 8 units would require 5 additional car parking spaces. We have considered that the lost of the 3 garages and the 8 additional units proposed would generate a combined parking demand of 8 car parking spaces.</p> <p>Based on the parking surveys there is sufficient on street car parking spaces available within the area surrounding the site to facilitate any displacement in parking generated by the proposed development. The applicant has proposed providing 14 secured sheltered cycle parking spaces this is in line with the 2013 London Plan.</p>	subject to conditions.
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We have considered that the proposed 8 additional residential units are unlikely to generate any significant increase in trips or parking demand which would result in any adverse impact on the surrounding highways network. Therefore, the highway and transportation authority would not object to this application subject to the following conditions:

Conditions:

1) A residential travel plan must be secured as part of the development and should include the following measures in order to maximise the use of public transport:

a) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's transportation planning team.

b) Establish or operate a car club scheme. The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds in credit for each member of the car club), evidence of which must be submitted to the Transportation planning team.

2) The Applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on the Cannought Road is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

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.	
3	LBH Arborist	<p>I have visited the site to inspect the trees and assess the likely impact of the new development.</p> <p>To facilitate the new development, it is proposed to remove two Sycamore trees (T9 &amp; T10) that are growing on the boundary of the site, adjacent to properties in Oakfield Road. Although these trees appear healthy and have been categorised as being of moderate quality, their removal could be justified on the condition that more appropriate replacement trees are planted that have an increased life expectancy. They should also be native species, which would increase local biodiversity. It is also proposed to remove 5 Juneberry trees (T4-T8) which are of low quality and value and therefore not a constraint to development. The removal of the proposed bungalow means the 3 Lime trees (T1-T3) will not be impacted by the new development.</p> <p>To mitigate the loss of T9 and T10, three replacement trees must be planted in the rear garden of 31 Oakfield Road, N4, which is Council owned. The trees at the time of planting should be of advanced nursery stock, which are 18-20cm trunk girth and approx 5-6m in height. These will give immediate impact and provide some screening when planted. Suitable species would be those that retain an upright or rounded form and require minimal future maintenance, which include; Hornbeam, Field maple or Hawthorn.</p> <p>When drafting planning conditions, they must include reference to the following;</p> <p>An Arboricultural Method Statement to include a Tree Protection Plan must be provided to detail tree protection measures and construction works that may impact on trees.</p> <p>A pre-commencement site meeting must be specified and attended by all</p>	No objection subject to conditions.

		<p>interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees.</p> <p>Robust protective fencing/ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in BS 5837: 2012 Trees in relation to design, demolition and construction.</p> <p>The protective measures must be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete.</p> <p>A new landscape plan must be provided to detail replacement tree planting. It must also include an aftercare programme (minimum of 3 years) for all new trees / shrubs, to include inspection, irrigation and replacement of any failures.</p>	
4	LBH Environmental Health	<p>With reference to above planning application for demolition of existing garages and construction of 8 new dwelling units, I recommend the following conditions:</p> <p>Contaminated land:</p> <p>Before development commences other than for investigative work:</p> <p>a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p>	No objections subject to conditions.

		<p>b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:</p> <ul style="list-style-type: none"><li>• a risk assessment to be undertaken,</li><li>• refinement of the Conceptual Model, and</li><li>• the development of a Method Statement detailing the remediation requirements.</li></ul> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>And:</p> <p>Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p>	
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		<p>Control of Construction Dust: No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA with reference to the GLA's Control of Dust and Emissions during Construction and Demolition. The site or Contractor Company should also be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.</p> <p>Combustion and Energy Plant: Prior to installation details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%). Reason: As required by The London Plan Policy 7.14.</p> <p>Informative: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.</p>	
5	LBH Waste Management	<p>Street-based households receiving kerbside collection services require space for the 'Standard kerbside collection full set' to be left for collection within the area of the property as close as possible to the access point to the property for collection teams. Details of the 'Standard kerbside collection full set' are given below.</p> <p>Wheelie bins or bulk waste containers must be provided for household collections.</p> <p>Wheelie bins must be located no further than 25 metres from the point of collection.</p>	No objection subject to conditions.



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

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

#### Surface Water Drainage

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

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

#### Water Comments

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

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

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

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

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

**Parking:**

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

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

**Lack of consultation:**

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

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

**Affordable housing:**

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

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

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

### Site location plan





## Aerial photographs

Looking east:



Looking north:



## Photographs

View from Connaught Road looking to the east:



View from Connaught Road looking to the west:





### 3D representation of proposals

Front elevation

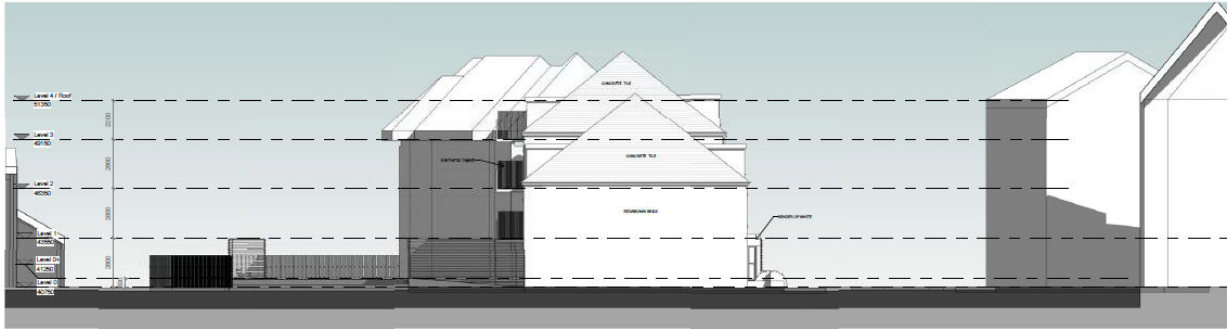


Rear elevation



# Elevations

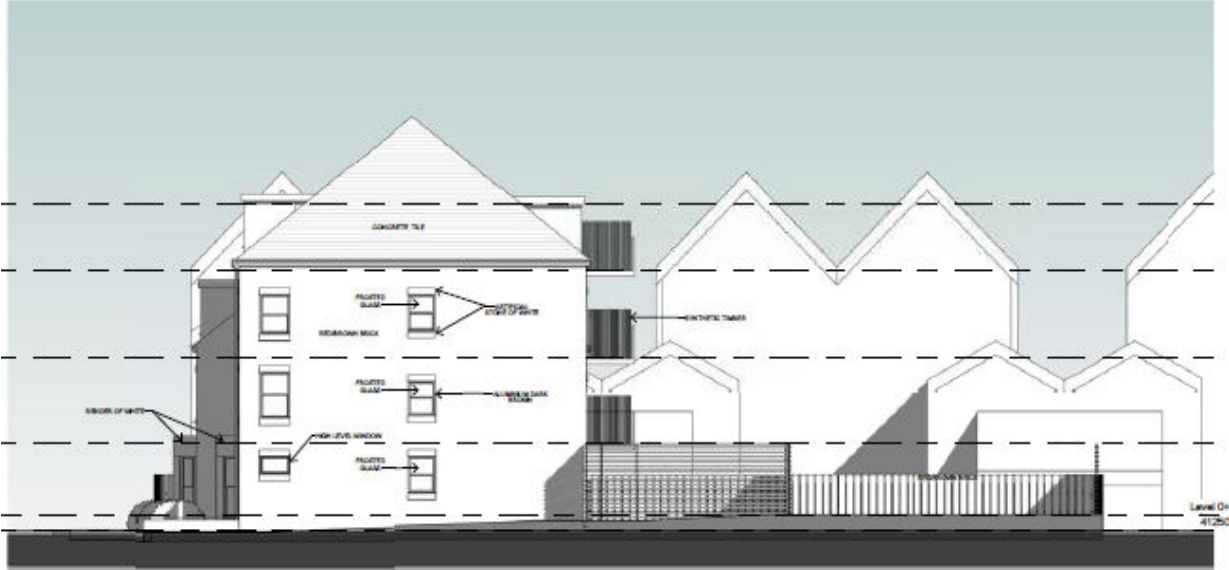
Eastern:



Northern:



Western:

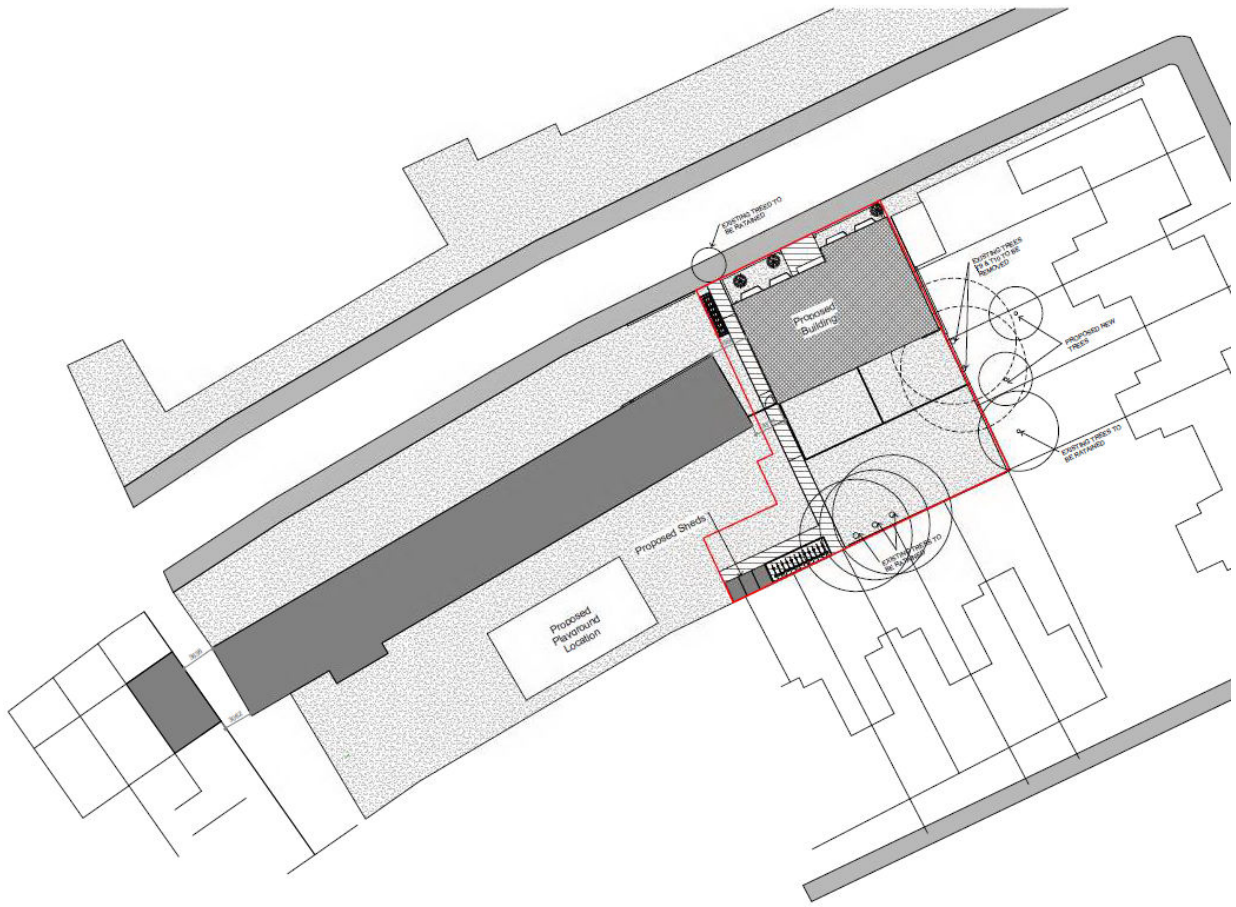


Southern:



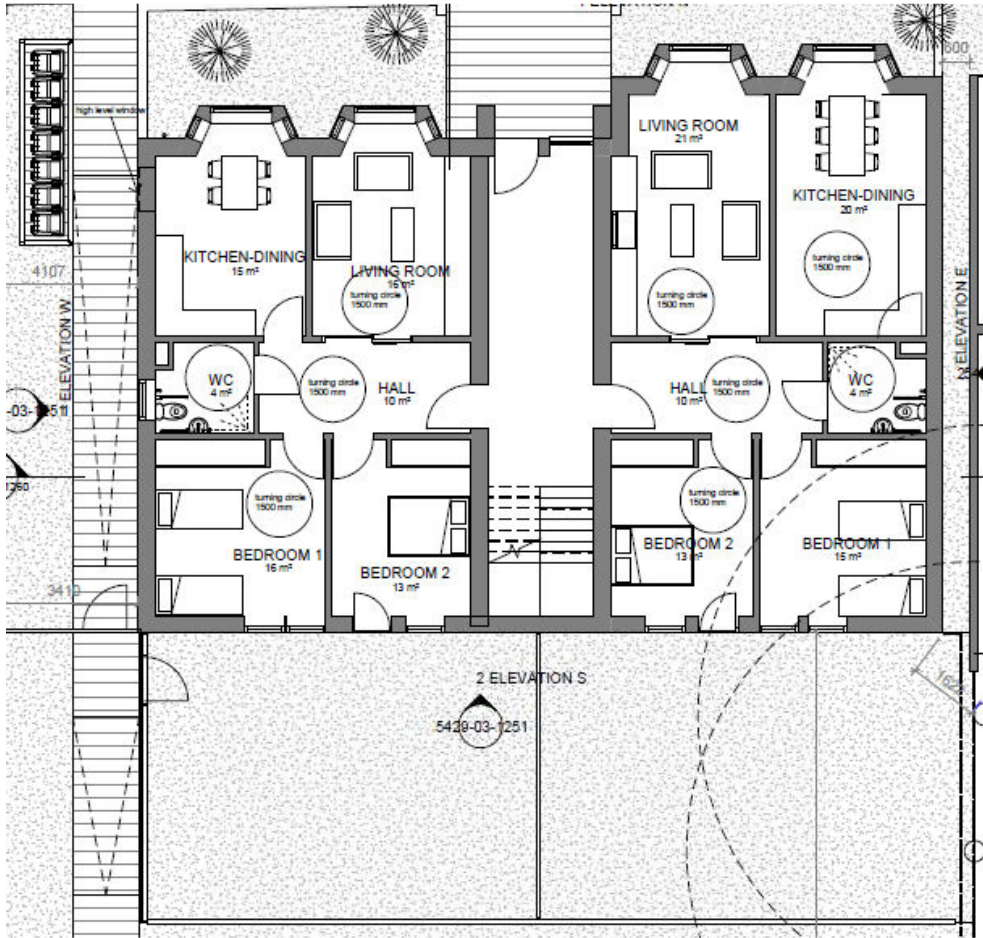


# Site plan

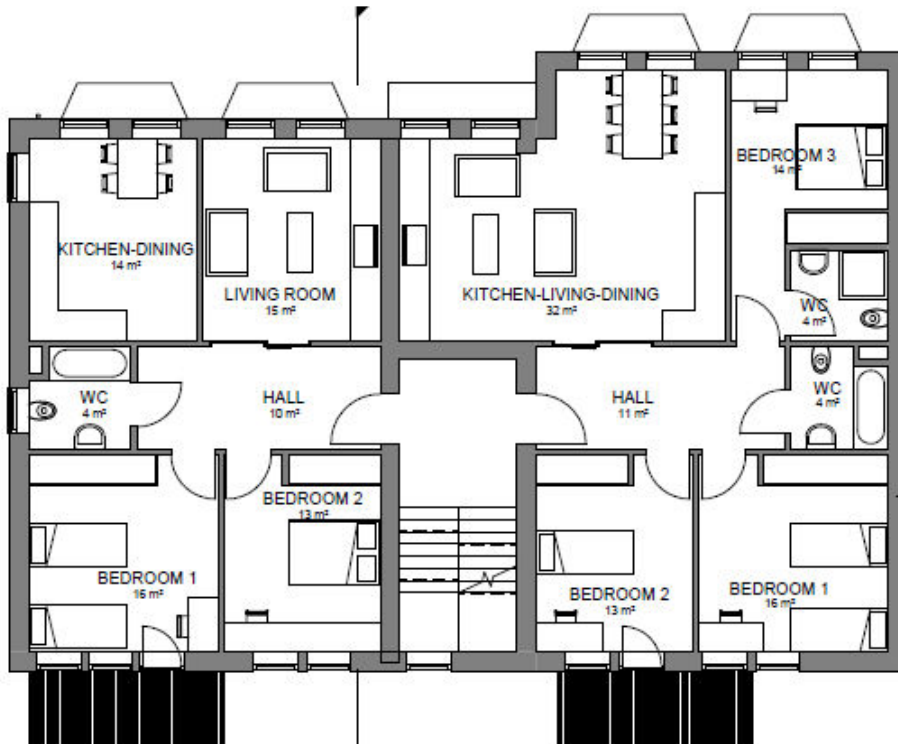


# Floor plans

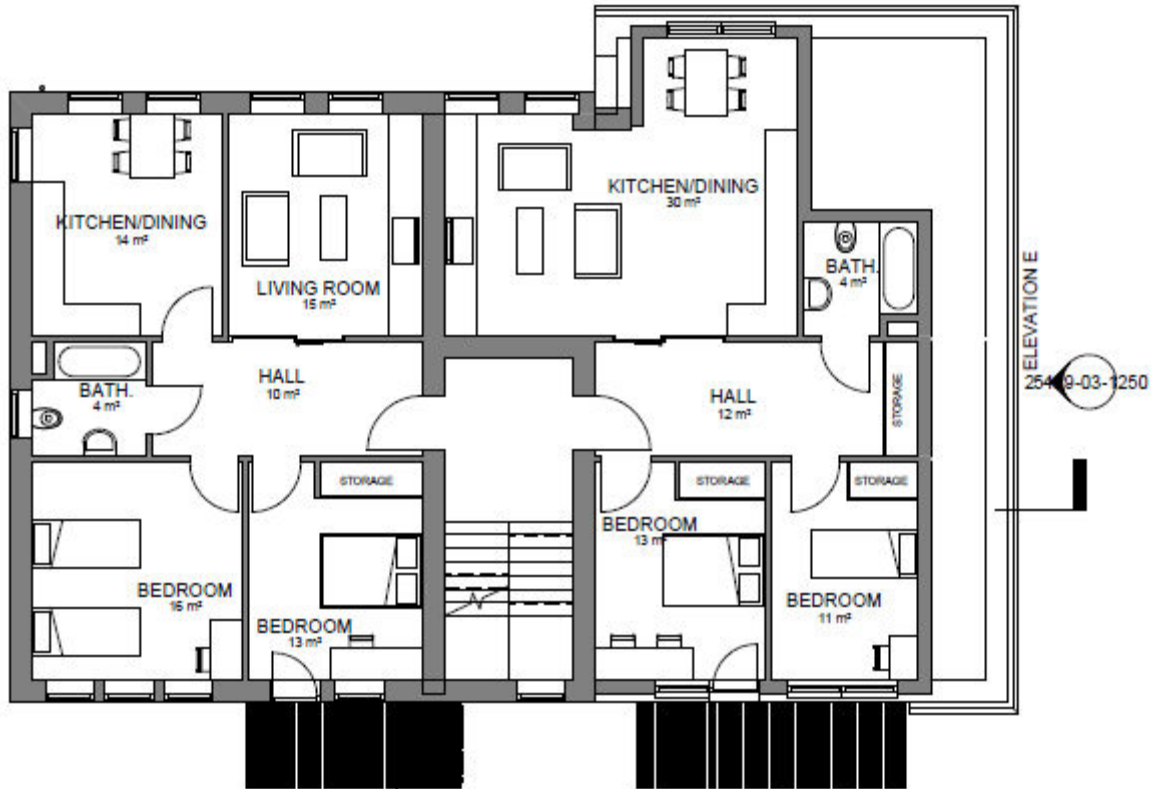
Ground floor:



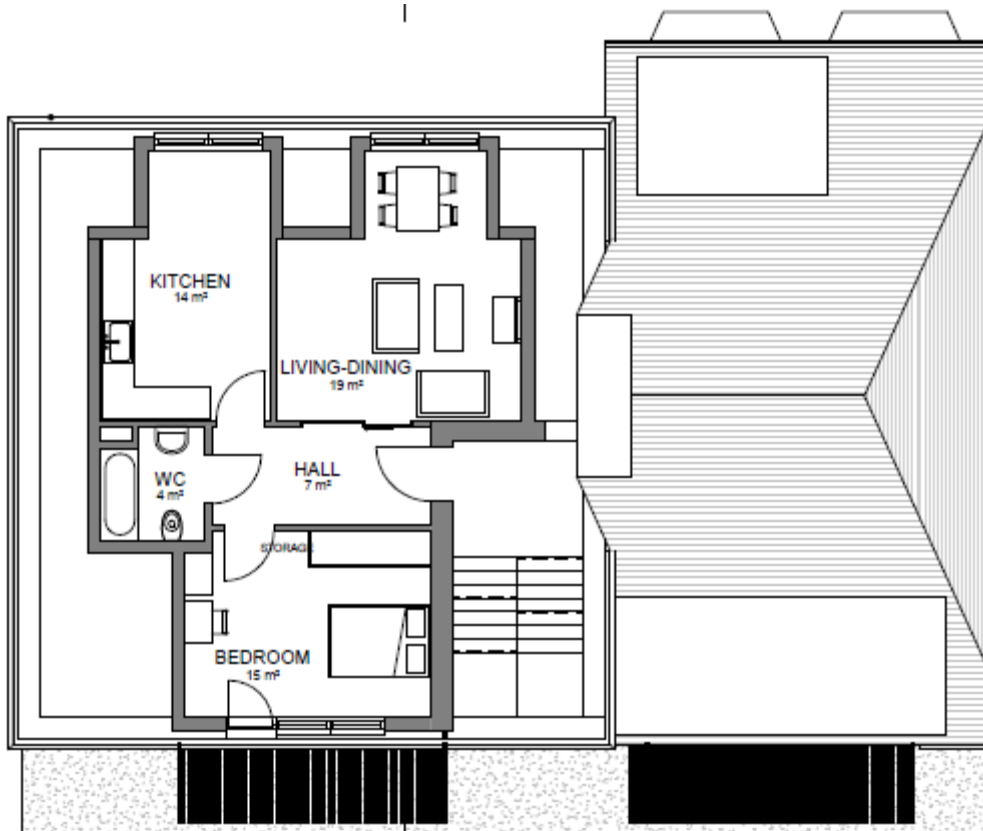
First floor:



Second floor:



Third floor:



## **Appendix Three Design review panel comments 4 December 2014**

### **Small Infill Housing: Connaught Lodge**

#### **Project Description**

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

#### **Panel Questions**

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

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

**What is the status of the alternative proposal?**

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

**Where are the private amenity spaces in the alternative scheme?**

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

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

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

#### **Panel discussion**

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



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

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

#### **Small Infill Housing: overall conclusions**

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