

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

PRESENT:

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

18. FILMING AT MEETINGS

RESOLVED

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

19. DECLARATIONS OF INTEREST

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

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

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

20. PARK ROAD SWIMMING POOLS PARK ROAD N8 7JN

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

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

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

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

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

The Chair moved the recommendation of the report and it was

RESOLVED

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

1. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority – No.(s) 120821/A/120; 120821/A/121; 120821/A/124; 120821/A/204;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/2132 be approved subject to conditions.
 1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

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

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

168.15/001; 168.15/002; 168.15/005; 168.15/006; 168.15/010; 168.15/011; 168.15/012; 168.15/013; 168.15/014A; 168.15/015A; 168.15/016; 168.15/017A; 168.15/020A; 168.15/021A; 168.15/022A; 168.15/023A; 168.15/030; 168.15/031A; 168.15/040A; 168.15/041A; 168.15/042A; 168.15/043A; 168.15/045; 168.15/046; Heritage Statement (July 2015); Daylight/Sunlight Assessment (20/07/2015).

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

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

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

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

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

Informatives:

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

INFORMATIVE: CIL

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

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

INFORMATIVE: Hours of Construction Work:

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

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

INFORMATIVE: Party Wall Act:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESOLVED

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

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

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

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

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

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

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

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

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

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

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

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which,

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

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

6. The A1 use forming part of the development hereby permitted shall not be operated before 07:00 hours or after 23:00 hours Monday to Sundays and Bank Holidays.

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

7. The B1 use forming part of the development hereby permitted shall not be operated before 07:00 hours or after 21:00 hours Monday to Sundays and Bank Holidays.

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

8. Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water must be submitted to, and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 20 mg/kWh.

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

9. No development hereby approved shall commence until details of the community heat boilers have been submitted to, and approved in writing by the Local Planning Authority. Evidence shall demonstrate the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band A.

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

10. No development hereby approved shall commence until details of a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, have been submitted to, and approved in writing by the Local Planning Authority. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

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

11. No development (with the exception of demolition) hereby approved shall commence until a Contractor Company is registered with the Considerate Constructors' Scheme. Proof of registration must be submitted to the Local Planning Authority.

Reason: To safeguard local amenity.

12. No development hereby approved shall commence until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet

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

Reason: To protect local air quality.

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

Reason: To protect local air quality.

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

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

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

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

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

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

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

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

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

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

18.a) No development hereby approved other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved in writing by the Local Planning Authority and a report on that evaluation has been submitted to the Local Planning Authority.

b) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

c) No development or demolition shall take place other that in accordance with the Written Scheme of Investigation approved under Part (b).

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

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

19.No development hereby approved shall commence until a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) have been submitted to, and approved in writing by, the Local Planning Authority. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Archway Road and the surrounding residential roads is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

20. Prior to the first occupation of the development, a Delivery and Servicing Plan (DSP) shall be submitted to, and approved in writing by, the Local Planning Authority. The DSP must be in place prior to operation of the development and to be modified in line with negotiated targets from time to time.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and Highways network.
21. No development hereby approved shall be occupied until the owner has entered into agreement with the Highway Authority (LB Haringey Council with respect to Causton Road and Transport for London with respect to Archway Road) under Section 278 of the Highways Act to pay for any necessary highway works, which includes if required, but not limited to, footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, access and visibility safety requirements. Unavoidable works required to be undertaken by Statutory Services will not be included in LBH Haringey Estimate or Payment.
Reason: In the interest of highway safety and to protect the visual amenity of the locality.
22. Prior to the first occupation of the development the internal lockable space shall be made available within the building for the secure residential parking of 44 bicycles, as shown on the approved plans.
Reason: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.
23. No development hereby approved shall be occupied until commercial cycle parking details has been submitted to, and approved in writing by the Local Planning Authority. Details of the parking shall be consistent with the recommendations of the London Plan, and to be made available for staff of the commercial uses. The commercial units hereby approved shall not be occupied until the cycle parking has been implemented and shall be retained, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.
24. Prior to the first occupation of the residential units hereby approved, the car parking accommodation as shown on the approved plans shall be provided, and shall be retained in perpetuity for the accommodation of vehicles associated with the occupation of these residential units.
Reason: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway
25. Prior to the first occupation of the non-residential units forming part of the development hereby approved, details of the proposed air conditioning units and enclosure, including technical specification, shall be submitted to, and approved in writing by the Local Planning Authority.
Reason: To protect local air quality.

Informatives:

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

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

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

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/3096 be approved subject to conditions and a s106 agreement.
- 1) The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
 - 2) The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
0103 rev P01, 0104 rev P01, AE(05)A01 Rev E, AE(9-)A01 Rev C, AG(0)A02 Rev I, AG(0-)A03 Rev I, AG(0-)A04 Rev I, AG(0-)A05 Rev J, AG(0-)A06 Rev D, AG(05)A02 Rev F, AG(05)A03 Rev D, AG(9-)A10 Rev G, AG(9-)A51 Rev D, AG(9-)A52 Rev D, AG(9-)A53 Rev D, AG(9-)A54 Rev D, AG(9-)A56 Rev D and AG(9-)A57 Rev D
Reason: In order to avoid doubt and in the interests of good planning.
 - 3) Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to,

approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

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

- 4) A Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local authority prior to construction work commencing on site. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Ashley Road, and the surrounding residential roads is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.
- 5) Before development commences other than for investigative work:
 - a) A site investigation shall be designed for the site using information obtained from the herby approved desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
 - a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.
 - b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.
- 6) Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: to ensure the development can be implemented and occupied with adequate regard for environmental and public safety.
- 7) Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 20 mg/kWh.

Reason: To protect local air quality.

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

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

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

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

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

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

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

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

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

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

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

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

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

- 22) No construction works (excluding demolition) shall commence until further details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted & approved in writing by the Local planning Authority. Details shall include:-
(a) Details of an emergency plan should the pumps fail.
(b) Management and maintenance plan for the lifetime of the development, or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.
Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.
- 23) Completion and Maintenance of Sustainable Drainage – Shown on Approved Plans No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.
- 24) The use of the floodlights on the site shall not be operated after 22:30 hours Monday to Friday, or after 21:00 hours Saturdays and Sundays.
Reason: To ensure that the amenities of adjacent residential properties are not diminished.
- 25) The MUGAs hereby approved shall not operate before 08:00 hours or after 22:30 hours Monday to Friday and not before 09:00 hours or after 21:00 hours Saturdays and Sundays and Bank Holidays.
Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

Informatives:

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

INFORMATIVE : CIL

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

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

INFORMATIVE :

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

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

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

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

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

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

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

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

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any

asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

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

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

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

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

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

The Chair moved the recommendation of the report and it was

RESOLVED

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

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

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

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

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

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

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

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

4. The applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Willoughby Road, Frobisher Road and the surrounding road network is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

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

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

6. Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water are to be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 20 mg/kWh.

Reason: To protect local air quality.

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

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

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

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

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

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

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

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

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

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

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

Reason: To Comply with Policy 7.14 of the London Plan

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

Reason: To Comply with Policy 7.14 of the London Plan

Informatives:

INFORMATIVE 1: THE NPPF

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

INFORMATIVE 2: COMMUNITY INFRASTRUCTURE LEVY

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

INFORMATIVE 3: HOURS OF CONSTRUCTION WORK:

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

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

INFORMATIVE 4: Party Wall Act:

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

INFORMATIVE 5: THAMES WATER- DRAINAGE

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

INFORMATIVE 6: WATER PRESSURE

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

INFORMATIVE 7: WASTE MANAGEMENT

Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system. The business must ensure that all area around the site are managed correctly by the managing agent to keep areas clean of litter and detritus at all times. The waste collection point will need to be at rear of the property from the service yard and will need to be accessible for refuse collection vehicles to enter and exit safely.

INFORMATIVE 8: ASBESTOS

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

25. DATE OF NEXT MEETING

16 February.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date