

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

## **PRESENT:**

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

## **8. FILMING AT MEETINGS**

### **RESOLVED**

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

## **9. DECLARATIONS OF INTEREST**

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

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

## **10. MINUTES**

### **RESOLVED**

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

## **11. ST LUKES WOODSIDE HOSPITAL WOODSIDE AVENUE N10 3JA**

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

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

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

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

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

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

The Chair moved the recommendation of the report and it was

## **RESOLVED**

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

- 14849/F/01-03 Floor Plans Admin Block
- 14849/F/02-03 Floor Plans Admin Block
- 14849/R/01-01 Floor Plans Admin Block
- 14849/NL/02-05 Floor Plans Norton Lees Block
- 14849/NL/03-05 Floor Plans Norton Lees Block
- 14849/NL/04-05 Floor Plans Norton Lees Block
- 14849/NL/05-05 Floor Plans Norton Lees Block
- 14849/FP/01-04 Floor Plans Roseneath Block
- 14849/FP/02-04 Floor Plans Roseneath Block
- 14849/FP/03-04 Floor Plans Roseneath Block
- 14849/FP/04-04 Floor Plans Roseneath Block
- 463-PL\_RN\_099 Rev A Roseneath Basement Plan
- 463-PL\_RN\_100 Rev B Roseneath Ground Floor Plan
- 463-PL\_RN\_101 Rev B Roseneath First Floor Plan
- 463-PL\_RN\_102 Rev A Roseneath Second Floor Plan
- 463-PL\_RN\_103 Roseneath Roof Plan
- 463-PL\_RN\_300 Roseneath South Elevation
- 463-PL\_RN\_301 Roseneath North Elevation
- 463-PL\_RN\_302 Rev A Roseneath East Elevation
- 463-PL\_RN\_303 Roseneath West Elevation
- 463-PL\_NL\_099 Rev A Norton Lees Basement Plan
- 463-PL\_NL\_100 Rev A Norton Lees Lower Ground Floor Plan
- 463-PL\_NL\_100\_m Rev B Norton Lees Ground/Mezzanine Plan
- 463-PL\_NL\_101 Rev A Norton Lees First Floor Plan
- 463-PL\_NL\_102 Rev A Norton Lees Second Floor Plan
- 463-PL\_NL\_103 Norton Lees Roof Plan
- 463-PL\_NL\_300 Norton Lees South Elevation
- 463-PL\_NL\_301 Norton Lees North Elevation
- 463-PL\_NL\_302 Norton Lees East Elevation
- 463-PL\_NL\_303 Norton Lees West Elevation
- 463-PL\_NL\_400 Norton Lees External Works Plan
- 463-PL\_NL\_401 Norton Lees External Works Sections
- WH2-7\_100 Rev D Housing Types WH2-7 Plans
- Proposed Accommodation Schedule Rev T, dated 17 November 2015
- Proposed Tenure Location Plan ref. Tenure 2, dated 22 May 2015

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

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

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

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

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

Upon completion of remediation, a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. Once approved by the Local Planning Authority the planning condition can be discharged.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.  
Reason: In order to protect the amenities of the locality.
18. Prior to installation details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).  
Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution.
19. Prior to commencement of the development, evidence must be submitted to show that the combustion plant to be installed meets an emissions standard of 40mg/kWh. Where any installations e.g. Combined Heat and Power combustion plant does not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation emissions certificates will need to be provided.  
Reason: To ensure that the development achieves a high level of sustainability
20. No development shall take place until details of the photovoltaic panels (including their position, layout, appearance, angle, performance and appropriate screening) proposed for the roofs of various blocks in the Energy Strategy (EB1, EB2, EB4 and EB5) have been submitted to and approved in writing by the local planning authority. The panels should cover 100 sq.m. and meet the carbon reduction saving as set out in the approved energy statement. The photovoltaic panels as approved shall be installed as approved and thereafter permanently retained.  
Reason: To ensure that the development achieves a high level of sustainability
21. All the residential units in the development hereby approved shall be designed to Lifetime Homes Standard.  
Reason: To ensure that the proposed development meets the Council's standards in relation to the provision of Lifetime Homes.
22. At least sixteen of the units within the development hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use. The applicant shall demonstrate on a typical layout plan submitted to and approved by the local planning authority, prior to the occupation of the development, how 10% of new housing is wheelchair accessible and meets the standards set out in Annex 2 Best Practice Guidance for Wheelchair Accessible Housing, of the GLA's Supplementary Planning Guidance "Housing".  
Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings.
23. The dwellings shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been submitted to the

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

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

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

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

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

a) biodiversity based with extensive/semi-intensive soils

b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum.

c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit.

d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates

e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section.

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

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

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

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

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



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

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

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

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

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

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

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

a. those existing trees to be retained.

b. those existing trees to be removed.

c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.

d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Reason: In the interests of the sustainability of the development

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

**Informatives:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Chair moved the recommendation of the report and it was

## **RESOLVED**

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

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

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

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

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

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

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

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

## **INFORMATIVE:**

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

The Chair moved the recommendation of the report and it was

## **RESOLVED**

- That planning application HGY/2016/0109 be approved subject to conditions
  1. Notwithstanding any indication of materials given in the application within 2 months of the date of this permission and prior to commencement of the works samples of all materials to be used in the proposed development shall be submitted to, and approved in writing by the Local Planning Authority. Within 6 months of the approval of details the development shall be carried out in accordance with the approved details with all associated external works carried out and completed.  
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
  2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: PP01, PP02, PP03 & PP04.  
Reason: In order to avoid doubt and in the interests of good planning.

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

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

4. Noise emitted by air conditioning units shall be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises. The plant equipment shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained.

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

**Informatives:**

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

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

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

**15. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

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

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

**RESOLVED**

- That the report be noted.

**16. UPDATE ON MAJOR PROPOSALS**

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

The following comments were made on applications:

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

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

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

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

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

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

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

**RESOLVED**

- That the report be noted.

**17. DATE OF NEXT MEETING**

14 March

CHAIR: Councillor Peray Ahmet

Signed by Chair .....

Date .....