

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

## **PRESENT:**

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

### **44. FILMING AT MEETINGS**

#### **RESOLVED**

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

### **45. APOLOGIES**

Apologies were received from Cllr J Mann.

### **46. DECLARATIONS OF INTEREST**

None.

### **47. MINUTES**

#### **RESOLVED**

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

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

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

The Committee considered a report on the application to grant planning permission for the demolition of the existing retail warehouse and the redevelopment of the site to provide a part 4, part 5 and part 7 storey mixed use residential scheme, comprising 133 residential units (42 x 1-bed, 62 x 2-bed and 29 x 3-bed) and 940sqm of flexible A1/A2/A3/B1/D1 or D2 floorspace at ground floor level, 14 disabled car parking spaces for the residential use, with 3 additional spaces and 1 disabled space for the ground floor use, a new vehicular access off Colina Road and associated landscaping. Works also include the upgrading of Colina Mews and Colina Road. The report set out details of the proposal, the site and surroundings, planning history, relevant planning

policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 Legal Agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum providing further clarification on the daylight, sunlight and overshadowing analysis undertaken for the scheme, an element identified as being of particular concern within a number of representations received in objection to the application. The Assistant Director Planning provided additional clarification on the assessed loss of some daylight to a studio flat to the upper floor of the Langham Club and daylight and sunlight to a number of residential properties in Harringay Road and Colina Road to below BRE guidelines. It was explained that BRE standards had guideline status and required flexible application as they were based on a low density suburban housing model and not an urban location such as the application site. Officers were therefore satisfied that there would not be an unacceptable detrimental loss of sunlight and daylight to neighbouring properties, a position supported by the GLA Housing SPD which noted that natural light was often restricted in densely developed parts of London. It was additionally identified that affected neighbouring properties benefitted from dual aspects as well as at the present time, a less than typical building mass onsite for such an urban location.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Chair moved the recommendation of the report and it was

## **RESOLVED**

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

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

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of the provisions of s91 TCPA 1990 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:  
028-PL-001; 028-PL-002; 028-PL-003; 028-PL-004; 028-PL-005; 028-PL-006; 028-PL-007 Rev A; 028-PL-008 Rev B; 028-PL-009 Rev B; 028-PL-010 Rev A; 028-PL-011 Rev A; 028-PL-012 Rev A; 028-PL-013 Rev A; 028-PL-014; 028-PL-015; 028-PL-016; 028-PL-017; 028-PL-018; 028-PL-019; 028-PL-020; 028-PL-021; 028-PL-022; 028-PL-023; 028-SK-057 Rev A; 028-SK-058 Rev A; 028-SK-059; 028-SK-060; 028-SK-061; 028-SK-062 Rev A; 028-SK-063 1/3; 028-SK-063 2/3; 028-SK-063 3/3; 028-SK-064; 252/PL/02; 2703-001; 2703-002; 2703-003; 2703-004; Design and Access Statement (June 2016); Design and Access Statement Appearance and Materials Addendum (July 2016); Air Quality Assessment (May 2016); Preliminary Bat Roost Assessment Report (February 2016); BREEAM Pre-Assessment Summary Report (2 June 2016); HQM Pre-Assessment Summary Report (8 June 2016); Energy and Sustainability Report (8 June 2016); External Building Fabric Assessment (7 June 2016); Fire Safety Planning Short Statement (Jun 2016); Flood Risk Assessment (7 June 2016); Landscape Design (June 2016); Phase 1 Desk Study Report (Rev. 1; June 2016); Planning Statement (June 2016); Statement of Community Involvement (June 2016); Transport Statement (June 2016); Framework Travel Plan (June 2016); Tree Survey Report (February 2016); Vibration Assessment (7 June 2016); Potable Water Capacity Flow & Pressure Investigation (24/06/2016); Daylight and Sunlight Report (Version V2, June 2016)  
Reason: In order to avoid doubt and in the interests of good planning.
3. Notwithstanding the information submitted with this application, no development above ground shall take place until precise details of the external materials to be used in connection with the development hereby permitted be

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

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

4. No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

14. The residential units hereby approved shall achieve a reduction in carbon (CO<sub>2</sub>) emissions of at least 33% against Part L of the Building Regulations 2013, as per the details hereby approved. No dwelling shall be occupied until a certificate has been issued by a suitably qualified expert, certifying that this reduction has been achieved, has been submitted to, and approved in writing by the Local Planning Authority.

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

15. No development shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust has been submitted to and approved in writing by the Local Planning Authority (the plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment), and that the site contractor company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site. The scheme shall be carried out in accordance with the approved plans.

Reasons: To safeguard the amenities of the area.

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

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

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

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

b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post

remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

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

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

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

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

Reason: To protect local air quality.

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

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

20. Prior to commencement of the relevant part of the development, details of the CHP demonstrating that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band B, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved plans.

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

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

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

22. The development, with the exception of demolition, hereby permitted shall not be commenced until detailed design and method statements for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority in consultation with London Underground. The details shall:

- provide details on all structures

- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction
- mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels

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

Reason: To ensure that the development has no impact on London Underground transport infrastructure.

23. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

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

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

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

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

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

26. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created, and this shall be installed prior to the occupation of the property, and the scheme shall be implemented and permanently retained thereafter.

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

**Informatives:**

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

#### INFORMATIVE 2: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £316,117.24 (7349sqm x £35 as uprated for inflation) and the Haringey CIL charge will be £1,278,064.59 (7349sqm x £165 as uprated for inflation). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

#### INFORMATIVE 3: Hours of Construction Work:

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

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

#### INFORMATIVE 4: Party Wall Act:

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

INFORMATIVE 5: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 6: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

INFORMATIVE 7: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage

should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE 8: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

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

INFORMATIVE 10: A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent.

INFORMATIVE 11: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 12: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

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

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

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out amendments to s106 heads of terms and a correction to the paragraph of the report concerning density for 45-63 Lawrence Road which was 818 habitable rooms per hectare.

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

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

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

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

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

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

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

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

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

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

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

The Chair moved the recommendation of the report and it was

## **RESOLVED**

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



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

Conditions:

45-63 Lawrence Road – HGY/2016/1213

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of the provisions of S91 of the Town and Country Planning Act and to prevent the accumulation of unimplemented planning permissions
2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:  
1297\_E\_001, 1297\_E\_002, 1297\_P\_100, 1297\_P\_210 Rev C, 1297\_P\_211, 1297\_P\_212, 1297\_P\_213, 1297\_P\_214, 1297\_P\_215, 1297\_P\_216, 1297\_P\_300, 1297\_P\_301, 1297\_P\_302, 1297\_P\_303, 1297\_P\_304, 1297\_P\_305, 1297\_P\_306, 1297\_P\_500 Rev A, 1297\_P\_501 Rev A, 1297\_P\_502  
Reason: In order to avoid doubt and in the interests of good planning.
3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved samples.  
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
4. Details of any proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.  
Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers
5. The details of all levels on the site in relation to the surrounding area shall be submitted and approved by the Local Planning Authority prior to the commencement of the development. The development shall then be carried out in accordance with the approved site levels.  
Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupier.
6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local

Planning Authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc). Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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

7. The schedule of species of those new trees and shrubs to be planted shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development, excluding demolition. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the approved development. Any trees or plants, either existing or proposed, which, within a period of five years of occupation of the approved development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme shall be implemented in accordance with the approved details and retained thereafter.

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

8. Prior to commencement of the development, details of the CHP must be submitted to evidence that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band A. A CHP Information form must be submitted to and approved by the LPA. The development shall then be carried out strictly in accordance with the details approved by the Council and shall be maintained as such thereafter.

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

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

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

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

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

10. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. The development shall then be carried out strictly in accordance with the details approved by the Council and shall be maintained as such thereafter.

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

11. No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment must be submitted to and approved by the LPA thereafter, the development shall be carried out only in accordance with the approved Air Quality and Dust Management Plan.

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

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

Reason: To Comply with Policy 7.14 of the London Plan

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

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

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

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

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

Design aspects includes:

- U Values achieving at least:
- Walls: 0.18W/m<sup>2</sup>/K
- Ground floor: 0.15 W/m<sup>2</sup>/K
- Roof: 0.13 W/m<sup>2</sup>/K
- Windows: 1.4 W/m<sup>2</sup>/K
- And an air tightness of at least 4m<sup>3</sup>/hr/m<sup>2</sup>
- A single heating and hot water system which will serve all dwellings and commercial units which will be served by a communal CHP unit.
- PV panels will be placed horizontal, oriented south, generating approx. 70kWp of power and covering an area of 700m<sup>2</sup>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- A roof(s) plan identifying where the living roofs will be located and demonstrating that 825m<sup>2</sup> green roof will be installed on the roof of the 3rd, 5th and 6th floors;
- Confirmation that the substrates depth range of between 100mm and 150mm across all the roof(s);
- Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- Details of the location of log piles / flat stones for invertebrates;

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

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

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

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

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

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

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

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

Reason: In order to safeguard the tree in the interest of visual amenity of the area consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: In order to safeguard the tree in the interest of visual amenity of the area consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: In order to safeguard the tree in the interest of visual amenity of the area consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: In order to safeguard the tree in the interest of visual amenity of the area consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: In order to safeguard the tree in the interest of visual amenity of the area consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

27. No development hereby approved in relation to the below elements shall commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or



surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewerage flooding, to ensure that sufficient capacity is made available to cope with the new development, and in order to avoid adverse environmental impact upon the community.

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

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

30. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

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

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

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

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

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

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

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

## **Informatives:**

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

### **INFORMATIVE : CIL**

Based on the information given on the plans, the Mayoral CIL charge will be £249,813.914 (5,807.6 sqm x £35 x 1.166) and the Haringey CIL charge will be ££91,818.156 (5,807.6 sqm x £15). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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

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

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

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

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

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

Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

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

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

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

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

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

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

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

67 Lawrence Road – HGY/2016/1212

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of the provisions of S91 of the Town and Country Planning Act and to prevent the accumulation of unimplemented planning permissions
2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:  
PL\_0100B, PL\_0101, PL\_0200, PL\_0300, PL\_1000E, PL\_1001E, PL\_1002A, PL\_1003B, PL\_1004, PL\_1005, PL\_1006, PL\_1007, PL\_1008B, PL\_1009, PL\_1100C, PL\_1101A, PL\_1102A, PL\_1103A, PL\_1104A, PL\_1105A, PL\_1106A  
Reason: In order to avoid doubt and in the interests of good planning.
3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved details.  
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
4. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.  
Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers
5. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority prior to the commencement of the development.  
Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.
- 6 No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with

plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

7. The schedule of species of those new trees and shrubs to be planted shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development, excluding demolition. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the approved development. Any trees or plants, either existing or proposed, which, within a period of five years of occupation of the approved development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme shall be implemented in accordance with the approved details and retained thereafter.

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

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

Reason: To protect local air quality

9. Before development commences other than for investigative work:

- c) Using the information contained within the Phase I desktop study and Conceptual Model, a site investigation shall be carried out for the site. The investigation must be comprehensive enough to enable:-

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

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

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

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

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

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

11. No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

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

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

Reason: To Comply with Policy 7.14 of the London Plan

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

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

14. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This

documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

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

- U-values of 0.17 W/m<sup>2</sup>K on all walls;
  - U-values of 1.3 W/m<sup>2</sup>K on all windows;
  - U-values of 0.13 W/m<sup>2</sup>K on the residential roofs.
- A single heating and hot water system which will serve all dwellings and commercial units (as seen on page 11) which will be served by communal boilers.
  - PV panels will be placed horizontal, oriented south, covering 352m<sup>2</sup> of the roof and delivering a 33% carbon reduction (as seen on page 25) and the drawing (Planning Proposed Roof Plan diagram PL\_1008) which shows 215 PV panels.

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

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

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

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

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

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

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

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

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

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

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

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

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

- A site waste management plan targeting best practice benchmarks for resource efficiency;
- Dedicated internal and external waste storage and recycling facilities for end users;
- Approximately 825m<sup>2</sup> green roof will be installed on the roof of the 3rd, 5th and 6th floor, to provide the following ecological and sustainable benefits:
- Registration under the Considerate Constructors Scheme (CCS) targeting at least 35 out of 50 points, including 7 points within each section of the scheme.
- A resident and employee Travel Pack for all new occupiers.

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

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

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



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

- A roof(s) plan identifying where the living roofs will be located and demonstrating that 825m<sup>2</sup> green roof will be installed on the roof of the 3rd, 5th and 6th floors;
- Confirmation that the substrate depth range of between 100mm and 150mm across all the roof(s);
- Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- Details of the location of log piles / flat stones for invertebrates;

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

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

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

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

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

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

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

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

Reason: In order to safeguard the tree in the interest of visual amenity of the area consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: In order to safeguard the tree in the interest of visual amenity of the area consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: In order to safeguard the tree in the interest of visual amenity of the area consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: In order to safeguard the tree in the interest of visual amenity of the area consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: In order to safeguard the tree in the interest of visual amenity of the area consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: The development may lead to sewerage flooding, to ensure that sufficient capacity is made available to cope with the new development, and in order to avoid adverse environmental impact upon the community.

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

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

30. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

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

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

Reason: To avoid overlooking into the site if it was to come forward for development and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

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

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

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

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

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

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

**Informatives:**

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

INFORMATIVE: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £132,830.32 (3,088 sqm x £35 x 1.229) and the Haringey CIL charge will be £48,821.28 (3,088 sqm x £15 x 1.054). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE:

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

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

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

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

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

INFORMATIVE:

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

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

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

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

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

## **50. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

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

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

## **RESOLVED**

- That the report be noted.

## **51. UPDATE ON MAJOR PROPOSALS**

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

The Committee raised the following points:

### **Keston Centre**

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

### **Edmanson's Close**

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

### **Chocolate factory**

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

### **Hale Village Tower**

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

### **Tottenham Magistrates Court**

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

### **Highgate train depot**

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

### **8-10 High Road**

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

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

**RESOLVED**

- That the report be noted.

**52. DATE OF NEXT MEETING**

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

CHAIR: Councillor Natan Doron

Signed by Chair .....

Date .....