

Planning Sub Committee 13 February 2017

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2016/3309

Ward: West Green

Address: Keston Centre, Keston Road, London N17

Proposal: Demolition of existing buildings and re-provision of two-storey building to accommodate a nursery (with associated external amenity play space) and community centre (Use Class D1); provision of 126 new residential units (16 x 3-bedroom part two/part three storey townhouses, and 110 units (93 x 1-bedroom and 17 x 2-bedroom) in 4 x blocks of flatted accommodation ranging from three to five storeys in height); associated landscaping; car parking; widening of vehicular access to site; and provision of new pedestrian access routes to Downhills Park.

Applicant: Pocket Living LLP

Ownership: Currently owned by LB Haringey

Case Officer Contact: Adam Flynn

Date received: 29/09/2016

Drawing number of plans: 0001; 0050; 0051; 0100 Rev A; 0150 Rev A; 0151 Rev A; 0160 Rev A; 0181 Rev A; 0182 Rev A; 0183 Rev A; 0184 Rev A; 0185 Rev A; 0186 Rev A; 0187 Rev A; 0188; 0189; 0190 Rev B; 0191 Rev B; 0192 Rev A; 0193 Rev A; 0194 Rev A; 0195 Rev A; 0196; 0200 Rev B; 0201; 0203 Rev A; 0204; 0210 Rev B; 0211 Rev A; 0212 Rev B; 0213 Rev A; 0220 Rev A; 0221 Rev A; 0223 Rev B; 0224; 0230 Rev A; 0231 Rev A; 0232 Rev A; 0233 Rev A; 0240 Rev B; 0241 Rev A; 0242 Rev A; 0244 Rev A; 0245; 0250 Rev A; 0251 Rev A; 0252 Rev A; 0253 Rev A; 0260 Rev B; 0261 Rev A; 0263; 0270 Rev B; 0271 Rev B; 0272 Rev A; 0273 Rev A; 0300 Rev A; 0310 Rev A; 0311; 0312 Rev A; BD-0147-SD-001-R00; BD-0147-SD-800-R00; BD-0147-SD-801-R00; D90-L11 Rev P01; D90-L12-00 Rev P01; D90-L12-01 Rev P01; D90-L12-02 Rev P01; D90-L14-01 Rev P01; D90-L14-02 Rev P01; D90-L15-01 Rev P01; D90-L15-02 Rev P01; D90-L15-03 Rev P01; D90-L15-04 Rev P01

Air Quality Assessment (September 2016); Arboricultural Impact Assessment and Method Statement (20/09/2016); Bat Survey Report (21/09/2016); Daylight, Sunlight and Overshadowing Assessment (September 2016); Design and Access Statement (13/01/2017 – Rev B); DAS Addendum (January 2017); Draft Site Waste Management Plan (DOC-SWMP-001-B); Below Ground Drainage Strategy (26/09/2016); Energy Statement (September 2016); Environmental Noise and Impact Assessment (September 2016); Flood Risk Assessment (26/09/2016); Heritage Assessment

(January 2017); Interim Travel Plan (September 2016); Landscape Report (September 2016); Planning Statement (27/09/2016); Preliminary Ecological Appraisal (12/08/2016); Preliminary Risk Assessment (325021-R01(01), September 2016); Refuse, cars and cycles Schedule; Statement of Community Involvement (September 2016); Sustainability Statement (September 2016); Transport Assessment (September 2016); Tree Report (31/03/2016); Visual Impact Assessment (January 2017)

1.1 The application has been referred to the Planning Sub-Committee for a decision as it is a Major application.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of a mixed-use development is acceptable on this site and is in accordance with the Council's allocation for this site.
- The proposed residential accommodation would be of an acceptable layout and standard, meets the housing needs of the borough, and provides a high level of affordable housing.
- The proposal would not harm the amenities of neighbours
- The design and appearance of the proposal is acceptable
- There would be no significant impact on parking
- The proposal meets the standards outlined in the London Plan Housing SPG
- The application is in accordance with the development plan

2.0 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is 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 below.

2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 31/03/2017 or within such extended time as the Head of Development Management shall in his sole discretion allow; and

2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

2.4 That delegated authority be granted to the Assistant Director or Head of Development Management to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this 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) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Landscaping
- 5) Landscape management
- 6) Boundary treatment
- 7) Tree protection
- 8) Green roofs
- 9) Historic building recording
- 10) Obscure glazing
- 11) Wheelchair accessible units
- 12) Parking
- 13) Parking management plan
- 14) Cycle parking
- 15) Construction Management and Logistics Plan
- 16) Servicing and Delivery Plan
- 17) Construction dust
- 18) Contamination
- 19) Remediation
- 20) CHP emissions
- 21) Energy strategy
- 22) CHP
- 23) Boilers
- 24) On site renewable energy
- 25) Sustainability
- 26) Overheating
- 27) Electric vehicle charging
- 28) Waste management
- 29) SUDS
- 30) Piling Method Statement
- 31) Secured by Design
- 32) Satellite dishes and aerials
- 33) PD restrictions

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Street Numbering
- 5) Fire safety
- 6) Asbestos
- 7) Thames Water – Surface Water
- 8) Thames Water – Fat Trap

- 9) Thames Water – Sewers
- 10) Thames Water – Groundwater Risk Permit
- 11) Thames Water – Water Pressure

Section 106 Heads of Terms:

- 1) Provision of affordable housing (See 6.6.4)
- 2) Mechanism to ensure Pocket housing/living restrictions ‘in perpetuity’ (See 6.6.3)
- 3) Review mechanism for affordable housing (See 6.6.6)
- 4) A carbon offsetting contribution review
- 5) Construction Training and Local Labour Initiatives
- 6) Resident’s Parking Permit restriction (‘Car-Free’ development)
- 7) A controlled parking review contribution of £40,000
- 8) Travel Plans for the residential and community centre/nursery, including £3000 per Travel Plan for Travel Plan Monitoring
- 9) Car Club membership (two years membership and £50 credit)
- 10) Section 278 Agreement for highways works (£20,707.50)

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

2.5 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:

(i) In the absence of the provision of Affordable Housing, the proposal would have an unacceptable impact on affordable housing provision within the Borough. As such, the proposal would be contrary to Local Plan policy SP2 and London Plan policy 3.12.

(ii) In the absence of a financial contribution towards the amendment of the Traffic Management Order, highways works and car club funding, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.9, 6.11 and 6.13.

(iii) In the absence of a financial contribution towards the carbon offsetting, the proposal would fail to deliver an acceptable level of carbon saving. As such, the proposal would be contrary to Local Plan policy SP4 and London Plan policy 5.2.

2.6 In the event that the Planning Application is refused for the reasons set out in resolution (2.5) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any

further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1 This is an application for the demolition of existing buildings and re-provision of two-storey building to accommodate a nursery (with associated external amenity play space) and community centre (Use Class D1); provision of 126 new residential units (16 x 3-bedroom part two/part three storey townhouses, and 110 units (93 x 1-bedroom and 17 x 2-bedroom) in 4 x blocks of flatted accommodation ranging from three to five storeys in height); associated landscaping; car parking; widening of vehicular access to site; and provision of new pedestrian access routes to Downhills Park. A small 'land swap' with part of the adjacent MOL is proposed to widen the access to the site.

3.2 Site and Surroundings

- 3.2.1 The property is located on the eastern boundary of Downhills Park and has a frontage of approximately 150m onto the park. Downhills Park is designated as

Metropolitan Open Land (MOL) and is a local Site of Importance for Nature Conservation (SINC). The site currently contains a playgroup/nursery, and the Goan Community Centre. The site is not located within a Conservation Area, and no buildings are listed.

3.2.2 The site is bordered by Downhills Park on the eastern and northern sides, with the Harris Primary Academy School to the south, and terraced residential properties to the west fronting Keston Road.

3.2.3 The site forms part of Site SA60 in the Site Allocations DPD, which has been out to public consultation on the proposed modifications. The proposed Site Allocation states: 'Subject to re-provision of community use, redevelopment for residential.' The site requirements outlined in the DPD are:

- The Keston Centre has some heritage merit, and retention of this building should be considered prior to any development taking place. A community use should be provided on this site.
- If access to the site requires the use of, or impacts on MOL, it will need to justify how the benefits of the development justify and mitigate any impacts by consideration against relevant policies.
- Pedestrian and cycle access from the south west corner of the site into Downhills Park and towards the West Green Rd local centre should be provided.

3.3 Relevant Planning and Enforcement history

3.3.1 There is no planning history relevant to this site.

4.0 CONSULTATION RESPONSE

4.1 A number of pre-application meetings were held with planning officers prior to submission of the planning application. The architects were advised as to the principle of development, the form and scale of the building proposed for the site, car parking and access, trees and refuse storage.

4.2 The scheme was presented to the **Haringey Quality Review Panel** on 17 August 2016 and again on 9 November 2016.

4.3 The minutes of the meeting are set out in Appendixes 3A and 3B. The issues raised and how they have been addressed by the application are set out in the Design section (6.2) of this report, and the report from the second meeting is summarised as follows:

'The Quality Review Panel offers warm support for the proposals, and highlights some detailed aspects of the scheme with scope for improvement and refinement. They feel that the site represents a good opportunity for development, and would provide a significant amount of affordable housing. They

welcome the improvements that have been made to the scheme following the previous QRP meeting. The panel supports the scale of the proposals fronting onto the park, and feels that the central mews is generally proceeding well. They would encourage the design team to reconsider the roofscape of the houses backing onto the existing residential properties on Keston Road to ensure that it avoids an oppressive, industrial aesthetic. They would also welcome some further consideration of both the soft and hard landscaping within the scheme, in terms of the location and nature of pedestrian routes, parking areas and amenity space, and how the boundary between public and private areas are defined.'

4.4 Following this meeting, revisions were made to the hard and soft landscaping on the site, and changes have been made to the mews houses.

4.5 A **Development Management Forum** was held on 20 July 2016.

4.6 The notes of the forum are contained in Appendix 4, and the issues raised are summarised as follows:

- Parking
- Traffic
- Height
- Consultation
- Parkland / MOL
- Overdevelopment
- Trees
- Housing type / tenancy / ownership
- Design and layout
- Views
- Noise

4.7 The following were consulted regarding the application, and the following responses were received (the full responses are contained in Appendix 1):

Internal:

1) Design

As design officer I am satisfied that a high standard of design quality has been achieved which allows the proposed mansion block form, height and visibility to compliment this striking but sensitive, park-side location, and that the terraced townhouses and corner block will mediate in scale between the larger mansion blocks and existing neighbouring streets. Furthermore the community building/nursery will be of exceptional architectural quality; striking, bold and yet appropriate provision of modern social infrastructure. I am excited at the design of the entrance square, street, and garden square, which I am confident will provide a clear and attractive gateway and entrance to the community use/nursery building and the existing park, enhance the development's integration into its neighbourhood and provide a clear, legible approach to the proposed housing. I am also happy that the quality of residential accommodation will be high, and that the

relationship of the proposed development to the residential streets and public park contexts will be positive.

2) Transport

On reviewing the application and supporting documentation the transportation and highways authority would not object this application subject to S.106 obligations and conditions.

3) Pollution Control

No objections, subject to conditions.

4) Waste Management

Concerns are raised, however these can be addressed via a condition on any consent.

5) Sustainability

Concerns are raised with some aspects of the proposal – the current Be Clean proposal is not policy compliant as the order of priority has not been correctly followed, the applicant has not complied with Local Plan SP4 to provide 20% renewable energy on site, and there is a risk of overheating in the Community Centre. It is considered, however, that these concerns can be overcome by the imposition of conditions on any grant of permission.

6) Conservation

Overall, whilst it is recognised that the building has some architectural and historic interest, it is limited due to the low scale of the building and the simpler architectural detailing. The building is neither listed, locally listed or within a conservation area where it makes a positive contribution. However, its historic association with G.E.T Laurence and communal value does warrant its recognition as a non-designated heritage asset. Demolition of such a building will therefore be considered to cause some harm. This harm has been considered as per NPPF 135 and it is felt that the design, form and layout of the proposed scheme is of a quality that will result in significant public benefit that would outweigh the harm.

7) Housing

The proposed affordable housing component within the scheme would be 100% intermediate housing. It is noted, however, that this lack of mix does not accord with the London-wide target within London Plan Policy 3.11 which seeks a split of 60% social/affordable rent and 40% intermediate. This is also reflected in the Council's housing strategy targets, which also seek a higher percentage of 2-bed and 3-bed units than that proposed. However, Pocket Living is a company which specifically provides affordable homes for outright ownership and its model is predicated on this basis, and this is an approach that is supported by the GLA in support of the wider provision of housing across London. The provision of intermediate affordable dwellings supports the borough strategic objective of increasing the supply of sale dwellings in the East of the borough where the balance of existing accommodation is predominantly rented.

The disposal will support the Council's strategic housing objectives by

- Contributing to a step change in the number of new homes built by increasing the supply of affordable homes on this site.
- Providing new affordable home ownership in the East of the Borough where the current tenure balance is predominantly rented
- Using the Councils land assets to enable the development to increase housing supply and maximise the delivery of affordable homes for local people

External:

8) Thames Water

No objections, subject to conditions and informatives.

9) Designing out Crime

Having reviewed the application and available documentation we have taken into account Approved document Q and the design and layout there is no reason why, with continued consultation with a DOCO and the correct tested, accredited and third party certificated products that this development would not be able to achieve Secured by Design Gold award. I would therefore seek to have a planning condition submitted where this development must achieve Secured by Design accreditation.

10) Natural England

No objections.

11) London Fire Brigade

Raise concerns as compliance with building regulations not shown.

12) Greater London Archaeological Advisory Service

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

No further assessment or conditions are therefore necessary.

13) TfL

No objections, subject to conditions.

14) GLA

London Plan policies on Metropolitan Open Land, housing, affordable housing, urban design, inclusive access, sustainable development and transport are relevant to this application. Whilst the scheme is broadly supported in strategic planning terms the application does not yet fully comply with the London Plan as set out below:

Principle of development: The redevelopment of the site for residential and replacement community use is supported. The proposals would not have further impact on the openness of Metropolitan Open Land.

Housing and affordable housing: Subject to necessary planning obligations with respect to cost; buyer eligibility restriction and re-sale controls to maintain the affordable nature of the product, the proposed 78% (intermediate) affordable housing offer within the scheme is strongly supported. Given the particular characteristics of this housing product, the high quality of the design and the overall high affordable offer, the variances from some residential standards within the Housing SPG are accepted in this instance.

Urban design: The design and layout of the buildings is supported, and the scale and massing would respond appropriately to the site's context, having regard to the development's impact on the adjacent MOL.

Inclusive access: The application does not currently comply with London Plan Policy 3.8 as less than 10% of the units would be accessible/adaptable for wheelchair users. The number of M4(3) units should be increased accordingly.

Climate change: The proposals are in compliance with London Plan climate change policy; however further information is required in order to verify the carbon savings.

Transport: The proposals are broadly acceptable in transport terms, although there is opportunity to reduce the number of parking spaces to promote sustainable travel. Further details on cycling, servicing and construction should be submitted.

The full GLA Stage 1 response is contained within Appendix 5.

15) London Parks and Gardens Trust
LPGT objects to this application, on the basis that the harm to Downhills Park (a heritage asset) outweighs the public benefit from the proposed development.

5.0 LOCAL REPRESENTATIONS

5.1 The following were consulted:

1452 Neighbouring properties
3 Residents Associations
6 site notices were erected around the site

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 260
Objecting: 244

Supporting: 18

Others: 3

1 petition in objection with 212 signatures

5.3 The following local groups/societies made representations:

- Keston Action Group (objection)
- Friends of Downhills Park (objection)
- West Green Play Group (support)
- Goan Community Centre (support)

5.4 The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:

Objections:

Impact on Park/MOL (addressed in section 6.2 of this report):

- Land swap contrary to MOL policy
- Change to boundary impacting on history/heritage of the park
- Impact on character of the park
- Overshadowing of park
- Visually intrusive to park
- Development encroaches on park, against MOL regulations
- Overlooking of park
- Loss of green space from park
- Views from park of development when trees lose leaves or trees are removed
- Loss of MOL
- Loss of fence/boundary treatment to park
- Impact on wildlife
- If access is too small, development is too large

Housing (addressed in sections 6.6, 6.7, and 6.8 of this report):

- Development does not address housing need
- Haringey needs more family housing
- Housing is not really 'affordable' housing
- Pocket flats are small and substandard
- Cramped and overcrowded units once occupants outgrow them
- Scheme prioritises single middle earners rather than young families
- Unsuitable location for this type of housing
- Social mix
- Density exceeds 70 units indicated for site in the Site Allocations DPD
- Required income levels for prospective purchasers
- Affordability of 80% of market value
- No mix of affordable tenures – not policy compliant

Design/Scale/Appearance (addressed in section 6.3 of this report):

- Design/scale of flatted blocks is out of context
- Terrace houses do not complement houses on Keston Road
- Excessive density
- Impact on character of the area
- Terrace houses too tall
- Layout, scale and siting unsympathetic to character of area
- Design is modern and does not fit in with the area
- Height not compliant with Urban Character study

Amenity impacts (addressed in section 6.5 of this report):

- Loss of privacy
- Overbearing and intrusive development on residents
- Enclosure to residents on Keston Road
- Increased noise and disturbance
- Overshadowing / loss of light
- Screening or planting required to protect school privacy

Highways/Parking (addressed in section 6.9 of this report):

- Insufficient parking provided for the new development will impact on existing on-street parking capacity
- Too much parking proposed on site, contrary to the 'Pocket' model
- Car parking should not be provided on this site
- Increased traffic and associated safety risks
- Insufficient waiting/parking for the nursery
- PTAL contradicts applicant's Transport Assessment, and therefore too much parking is provided
- Construction methods and nuisance

Heritage/Conservation (addressed in section 6.4 of this report):

- Potential to convert the former school building not explored
- Heritage value of existing building
- Existing building should be retained
- Impact on heritage of park
- Existing building worthy of local listing

Other:

- Security issues from opening up access to the park (*Response: this can be dealt with via condition*)
- Impact on infrastructure/resources (*Response: this is dealt with via the Council's CIL contribution requirements*)
- Impacts on air quality from increased traffic (*addressed in section 6.15 of this report*)
- Lack of outdoor space for new nursery (*addressed in section 6.3 of this report*)

- Loss of trees (*addressed in section 6.10 of this report*)
- Potential issues with waste collection (*addressed in section 6.13 of this report*)
- Scheme contravenes a number of Council policies and guidelines (*this is addressed throughout the report*)
- No consultation with neighbouring authorities (*this is not required, as the site does not sit near to any borough boundary*)

Support reasons:

- Provision of a new and improved nursery
- Provision of a new up-to-date community centre
- Provision of affordable housing within Haringey
- Can afford to buy a house without leaving the borough
- Creation of legible link from Keston Road to Downhills Park improving permeability, overlooked and safe
- Scale and massing well conceived, appropriate scale for an edge of park location
- Modest scale for a city
- Design attractive and good choice of materials
- Good mix of unit sizes and tenures including family units
- Assistance to people to get on the housing ladder
- Other parks have housing overlooking them to no detrimental effect
- Welcome provision of housing for younger generations
- Good use of a mostly derelict site

5.5 The following issues raised are not material planning considerations:

- Cleaning costs for the nursery
- Compliance with building regulations
- Property values
- Profit levels for developers
- Wider improvements to streets should be considered
- Issues with Pocket housing model and marketing
- Loss of views
- Reputation of local authority
- Precedent
- Structural impacts
- Accuracy of plans/visuals

5.6 As part of the proposed land swap, the Council was required (under separate legislation) to advertise the disposal of the portion of Downhills Park that would be given over to the development. 146 objections on the disposal of this portion of land were received from this advertisement.

6.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. The impact on Downhills Park MOL
3. Design and appearance
4. Heritage impacts
5. The impact on the amenity of adjoining occupiers
6. Affordable housing
7. Residential mix and quality of accommodation
8. Density
9. Transportation
10. Trees
11. Sustainability
12. Land contamination
13. Waste
14. Accessibility
15. Air quality
16. Drainage
17. Planning obligations

6.1 Principle of the development

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

6.1.2 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. The proposal is for the creation of 126 new residential units. The principle of introducing additional residential units at the site would be supported by the Council in augmenting housing stock in the area, and in meeting the intent of the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2, albeit all other material planning considerations are to be met.

6.1.3 The site is designated as SA60 in the Site Allocations DPD pre-submission version 2016, which has been to Examination in Public (EIP) and has completed public consultation on the proposed modifications. The DPD states the following for the site:

Subject to reprovion of the existing nursery & day centre uses, redevelopment for residential.

6.1.4 The DPD then sets out the following 'Site Requirements', which have been modified following the examination in public:

- *The Keston Centre has some heritage merit, and retention of this building should be considered prior to any development taking place. A community use should be provided on this site.*
- *If access to the site requires the use of, or impacts on MOL, it will need to justify how the benefits of the development justify and mitigate any impacts by consideration against relevant policies.*
- *Pedestrian and cycle access from the south west corner of the site into Downhills Park and towards the West Green Rd local centre should be provided.*

6.1.5 These requirements are all complied with in the proposed development. These aspects of the proposal are further assessed in the following sections.

6.1.6 The DPD also sets out the following 'Development Guidelines':

- *Heights should be reduced in the east of the site to respect the amenity of the properties on Keston Rd.*
- *Development should respect the neighbouring Downhills Park and not have a detrimental effect on it.*
- *The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.*
- *A piling statement will be required prior to any piling taking place.*
- *The Keston Centre has some heritage significance, and retention of this building as part of a wider development could be considered.*

6.1.7 These aspects of the scheme have been considered, and are covered in more details in the following sections of the report.

6.1.8 The residential-led redevelopment of the site with the provision of a new community centre/nursery facility together with residential units would accord with the Council's aspirations for the site and provide a new community facility as well as providing much needed housing in the borough, therefore contributing to the council major policy objectives.

6.2 The impact on Downhills Park MOL

6.2.1 In line with London Plan policies 7.16-7.22, Strategic Policy SP13 (Open Space and Biodiversity), states '*new development shall protect and improve Haringey's parks and open spaces. All new development shall:*

- *Protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development;*

- *Manage the impact of such new developments in areas adjacent to designated open space;*
- *Secure improvements, enhancement and management in both quality and access to existing green spaces'*

6.2.2 This is further supported by Policy DM20 (Open Space and Green Grid) Development Management DPD pre-submission version 2016, which states:

A. Open Space is protected from inappropriate development by Policy SP13. The Council will not grant planning permission for proposals for development that would result in the loss of open space, unless an assessment has been undertaken which shows that the open space is surplus to requirement for use as an open space.

B. The reconfiguration of open space will be supported where:

- It is part of a comprehensive, deliverable scheme;*
- There would be no net loss of open space;*
- It would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and*
- It would not be detrimental to any environmental function performed by the existing open space.*

C. The Council will require all development providing new or replacement open space, wherever possible, to connect to the All London Green Grid. Protection and enhancement of this network will make a positive contribution to Haringey and its communities, in addition to providing social, recreational and ecological benefits.

D. Proposals for ancillary development on open space will be supported where they:

- Are necessary for, or would facilitate, the proper functioning of the open space;*
- Would not be detrimental to any other functions of the open space;*
- Are ancillary to the use(s) of the open space;*
- Are of an appropriate scale;*
- Do not detract from the open character of the site or surroundings; and*
- Contribute positively to the setting and quality of the open space.*

E. The Council supports the provision and improvement of outdoor leisure facilities. Ancillary developments which enhance the park and open space offer (such as refreshment facilities, market and event spaces, public conveniences, public art installations or outdoor play and fitness equipment), or those which meet the special needs of education, will be permitted, provided that they:

- Are of a high standard of design and quality, safe and accessible to all;*
- Do not detrimentally impact on nature conservation and biodiversity;*

c. Do not adversely detract from the overall function, amenity, character and appearance of the park or open space.

F. Development adjacent to open space should seek to protect and enhance the value and visual character of the open land.

G. Sites over 1Ha in size which are located in identified areas of open space deficiency should seek to create new publically accessible open space on the site, subject to viability.

H. Consideration will be given to designating Local Green Spaces in line with national planning guidance.

6.2.3 With regard to this application, parts A, B and F of this policy are specifically relevant.

6.2.4 In regard to part A of this policy, the proposal does not result in the loss of any open space. In fact the land swap proposed would result in a net gain to the MOL in Downhills Park by 50sqm.

6.2.5 Part B of this policy is more relevant, and the proposal includes a land swap with a portion of Downhills Park to allow for the access to the site to be widened. Part B states *the reconfiguration of open space will be supported where:*

a. It is part of a comprehensive, deliverable scheme;

The proposal is for a comprehensive development of the site, and included the exchange of two portions of land. The scheme is considered to be deliverable, as the swap is required to improve the access to the site, and without this the site would be constrained by the current access provision. The open space has been considered, and the loss of an underutilised portion of land would be replaced by a more highly visible and improved landscaped area, that benefits the site and the MoL generally.

b. There would be no net loss of open space;

As mentioned above, there would be a net gain of approximately 50sqm to the Downhills Park open space.

c. It would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and

The supporting text for this policy states that the Council will give consideration to proposals that provide demonstrable improvements in the functional value, accessibility to and public use of open space through its reconfiguration. The redevelopment of the site that would come forward with the provision of the

widened access to the site would include improved and more legible links through to Downhills Park from Keston Road. At present the link to the park through the site is unclear, and not particularly pleasant, and the proposal would improve this with a visible link through from Keston Road, together with a welcoming entrance way to the site from Downhills Park.

d. It would not be detrimental to any environmental function performed by the existing open space.

The portion of existing open space to be given over to this development is a small poor quality strip of landscaping adjacent to a concrete panel fence. This does not currently serve any open space function.

6.2.6 Part F states that *'development adjacent to open space should seek to protect and enhance the value and visual character of the open land.'* This is reflected in the site allocation for this site sets out the following 'Development Guideline' in relation to Downhills Park, which states that *'Development should respect the neighbouring Downhills Park and not have a detrimental effect on it.'*

6.2.7 The three 'mansion blocks' that front Downhills Park will have an appearance of being a consistent four storeys, with graded elevational treatment of a type found typically and widely in London. It is considered that these will be of an appropriate height to mark the edge of the park, forming some sense of enclosure to its wide open spaces and sitting in proportion to the mature trees of the park. The mansion blocks length and width gives them an appropriate proportion, when seen in long views across the park and up and down the street, narrower from the squares at either end of the site and from the tight passageways between the blocks.

6.2.8 The submitted landscaping plan supports the overall layout and concept of the built form of the development. It also provides transition and bounding of the park to the residential neighbourhood, with landscaping to the west of the site adjacent to the park, and a more green and verdant feel to the east which is a more hard and paved in nature. In addition to this, the green-grey slightly translucent cladding of the proposed nursery will contrast with the brickwork housing and reference the park, pavilions and open space. As such, it is considered that the relationship of the proposed development to the park context will be positive and would not adversely impact on the openness and visual amenity of the MoL.

6.3 Design and appearance

6.3.1 The NPPF should be considered alongside London Plan 2015 Policies 3.5, 7.4 and 7.6, Local Plan 2013 Policy SP11, and Policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.

6.3.2 As discussed in section 6.1, the site allocation for this site sets out the following 'Development Guideline' in relation to the design and layout of the scheme, and this is addressed below:

- *Heights should be reduced in the east of the site to respect the amenity of the properties on Keston Rd.*

The proposed dwellings to the east of the site have been limited in height, and designed in such a way to respect the amenity of the neighbours on Keston Road. The dwellings are positioned a minimum of 14 metres from the rear most projections of the houses in Keston Road, and the roofs of the proposed dwellings then slope up and away from these properties to reduce the enclosure. Rooflights in this sloping roof angle upwards to angle views away from the rear of neighbouring properties to avoid any overlooking impacts.

6.3.3 As such, the proposal is considered to respond to the guideline for the design and layout of the scheme set out in the Site Allocations DPD pre-submission version 2016.

6.3.4 The proposed scheme has been presented to the Quality Review Panel (QRP) on two separate occasions. Following the first presentation to the QRP and further pre-application meetings, the scheme was significantly re-designed. With regard to the presentation of the revised scheme to the QRP, the panel stated that they could offer warm support for the proposals, and highlights some detailed aspects of the scheme with scope for improvement and refinement, rather than major layout or design changes. They feel that the site represents a good opportunity for development, and would provide a significant amount of affordable housing. They welcomed the improvements that have been made to the scheme following the previous QRP meeting. The panel supports the scale of the proposals fronting onto the park, and feels that the central mews is generally proceeding well. They would encourage the design team to reconsider the roofscape of the houses backing onto the existing residential properties on Keston Road to ensure that it avoids an oppressive, industrial aesthetic. They would also welcome some further consideration of both the soft and hard landscaping within the scheme, in terms of the location and nature of pedestrian routes, parking areas and amenity space, and how the boundary between public and private areas are defined.

6.3.5 More specific comments from the QRP are detailed below, along with the applicant's response to these points:

QRP Comment	Applicant's Response
The panel welcomes the way that the external spaces have progressed, and feels that potential remains to refine the	We have redesigned the central avenue dividing it into three zones and redistributing the temporary planters to

<p>external environment further; in terms of circulation, parking areas, and the design of hard and soft landscape. They would encourage the design team to break up the parking areas into smaller zones which have a greater level of landscaping enclosing them, to avoid the central area feeling car dominated.</p>	<p>increase the landscaped areas around the parking.</p>
<p>They would welcome exploration of whether it would be possible to locate an additional square in the middle of the site, enabled through alternative distributions of parking areas across the site.</p>	<p>The hard landscape treatment of the area in front of Block B, at the centre of the site, has been upgraded by matching high quality aggregate exposed paving of the surrounding paths. There are many competing factors on space caused mostly by the bend in the road not allowing parking on both sides due to road width or redistribution of parking across the site. More greenery introduced to this area, with the timber tree frame visually linking those in the north and south squares and generating an extra feel of differentiation which helps to create a central square.</p>
<p>The proposed individual allotment areas covering the future possible parking spaces look too temporary; potential exists to re-distribute the parking and allotment areas so that the allotments are grouped into a zone across the full width of the street, rather than in a line as currently shown.</p>	<p>The temporary allotment spaces have been distributed along the road. This visually subdivides the length of the avenue, minimises the visual impact of the parking spaces and distribute green spaces along the avenue. The size and shapes of planters have also been revisited allowing easy access from all sides and increasing the number of available allotments.</p>
<p>Further consideration of the nature and orientation of the landscape 'buffers' adjacent to the blocks would be encouraged; in addition, they should be at least a metre tall.</p>	<p>Proposed Buffers to be 1m tall. Proposed hedge to boundary to be 1.5m. This change is reflected in all visuals and Landscape report re-submitted for planning.</p>
<p>Paths are important (especially for people with visual impairments), but they do not necessarily need to be very</p>	<p>The same number of paths have been maintained but their visual impact has been reduced by upgrading the paving</p>

<p>dominant; careful design and detailing of the pedestrian pathways could avoid creation of an implied 'carriageway.' In this regard, the panel questions the value of a pathway crossing the mews street.</p>	<p>in the central square to match the pavement. The footpaths are delineated by a flush kerb of a different material. Haringey's Highways Officer has specifically requested crossings to be provided as they act as a speed reduction mechanism.</p>
<p>They would encourage creativity within the design and specification of the hard landscape; selection of a higher quality material for the areas that are currently identified as tarmac would be strongly supported.</p>	<p>North square paving upgraded from resin bound gravel to high quality flag paving to simplify the detailing and materials along the length of the road. Central square material upgraded to High Quality Exposed Aggregate Concrete Paving. Smaller unit concrete paving along the length of the eastern edge of the road omitted.</p>
<p>Reliance on single materials should be avoided; potential exists to break down the hard landscape into areas of different material/texture that cover the full width.</p>	<p>Central square created by change of paving material. This creates a subsequent alternation of materials in front of each block.</p>
<p>There may be benefit in locating the Sheffield stands for bicycles in a more visible, central part of the site.</p>	<p>Visitors Sheffield stands have been located in the north, central and south squares. Sheffield stands at the rear of residential blocks have been allocated for residential use and will not be accessible to public.</p>
<p>The panel feels that the careful design and detailing of the elevation of the rear of the proposed mews houses at the east of the site will be critically important in establishing a positive relationship with the existing residential properties on Keston Road.</p> <p>The panel would support further exploration of different, richer materials and greater articulation for the roofscape, as they feel that current proposals use a significant amount of metal cladding, lending a potentially oppressive and almost industrial feel to</p>	<p>Roofs of terrace houses have been redesigned. The ridge line of the terrace has been broken by introducing a set down over the stair. The standing seam metal roof has been shown in two different variations of zinc, or similar approved material, that vary according to the main elevation brick</p>

<p>this face of the development.</p>	
<p>Additional roof lights/windows at the top of the stairs could help to articulate the roof, whilst also enhancing the quality of the internal accommodation.</p>	<p>Roof light at the top of the stair has been maintained, while a window at the end of the first floor flight of stair has been introduced.</p> <p>Due to the orientation and position of the rooflights in the rear elevations of the proposed townhouses there will be no direct views towards the existing properties in Keston Road.</p>
<p>The panel notes that the rear gardens to the terrace of houses are shorter than those that they adjoin along Keston Road; they question what potential exists for planting within these garden spaces.</p> <p>The side and rear boundary treatments to these gardens will be very important; the provision of trellis may allow vertical greening of the small gardens. Planting to replace and repair existing landscape features would be encouraged.</p>	<p>The proposed layout of the gardens has been included in revised landscape drawings and an indicative plant list added to the D&A to go with the tree species already specified.</p> <p>Revised landscape site plan drawing shows note of trellis to be added to rear of gardens. Big tree specimens have been added in the proximity of the tree lost near east boundary line.</p> <p>The depth of the rear gardens is reflective of the established character of the area.</p>
<p>The panel questions the spacing between the terraces of housing on the eastern side of the site as shown on 3D images of the site.</p>	<p>This was an inaccuracy in the way that the site model was positioned, which has been updated and corrected. Revised views show correct spacing between houses as per site plan.</p>
<p>They note that the communal space to the rear of blocks B and C is very narrow, and would support the sub-division of this land into private gardens for the ground floor units.</p>	<p>We believe the QRP are in fact referring to the space behind Block A which is narrower than that behind Blocks B and C. The space behind Block A has now been converted into private gardens for the ground floor flats as suggested. Gardens at back of Blocks B and C have been separated from common areas with hedges, dividing the recreational spaces from the service spaces.</p>

<p>The panel welcome the improvements to the layout of the north of the site, including the link to the park adjacent to the nursery; they would like more information on the nature and configuration of the link, and the boundary treatments. The panel notes that the boundary to the nursery garden adjacent will be enclosed and visually impermeable.</p>	<p>The paving of the square has been redesigned to encourage a visual connection to the link to the park. The wall dividing the private to the public space in the nursery entrance has been relocated to increase the public amenity. Visual homogeneity in the square has been created by matching the square element of Block D to the colour of the brick of Block A.</p> <p>The boundary treatment is proposed as fencing with 1.5 hedges along the park boundary.</p>
<p>Careful consideration of the design of the link and of the entrance to the park is required, in addition to further thought about how the link relates to the community centre, and the canopy adjacent. This may involve changing the alignment of the entrance to the link, and adjusting and refining the design of the canopy.</p>	<p>The link has been enhanced with the following measures:</p> <ul style="list-style-type: none"> - Shortening of the boundary wall between the residential block and the nursery to reduce the length of the enclosed space which creates the link. This involves the relocation of the wall separating the private to the public space in the nursery. - Change in landscape treatment to the nursery wall, which results in an increase of the width of the link. - Addition of uplighters to the nursery wall, which would create a pleasant environment at dark. - Insetting the entrance to the development from Downhills Park creating a welcoming entrance from the park and a location for the signage to the nursery. - Introduction of a solid wall to the residential side to mirror the wall on the nursery side and create an inviting entrance. - The wall to the nursery has the same materiality of the flat blocks but has been painted in white to better reflect light. - The ground floor recesses in the

	<p>brick panels of all blocks have been painted white across the site to maintain a connection and to link the materiality and finish.</p> <p>- The elevations to the park side have been revisited omitting the central subdivision along the facade in order to reflect the functions inside the building.</p>
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6.3.6 The site is well located and suitable for residential development. It immediately adjoins residential streets and is very close to amenities, with a park immediately adjacent and shops and services within a short walking distance. The proposals are predominantly residential but also include a substantial new-build community use building, in accordance with the Site Allocation and Policy requirement to replace existing community uses. The mix of uses proposed is therefore appropriate for the site and in context with the surrounding and predominantly residential land use.

6.3.7 The key decision in site layout and form of blocks is the proposal to create a new north-south street parallel to Keston Road. This allows a series of short terraces of townhouses between the new road and the back gardens of the neighbouring existing houses, of a similar scale and form to those neighbouring houses, with back gardens facing onto those back gardens. These are counterpoised on the west side of the new street with the row of mansion blocks of a scale more commensurate with the wide open spaces of Downhills Park. This is considered to be a clear and legible form of development. The street network is as noted above a simple diagram; an entrance square, a street, and a termination square (accessing the park). Further distinction is created by paving the entrance square in consistent, quality paving across vehicle and pedestrian areas. Further definition is created by running 5 notional crossings across the street, at the entrance and lining up with the mansion block entrances and paths between the blocks. Further richness is created by varying the roadway paving in line with the mansion blocks, with bound gravel in front of the northern and southern blocks (A & C) and paving to match the square in front of the middle block (B). Finally the southern square is a more landscaped, green and softly treated paved space.

6.3.8 The three mansion blocks form the boldest, bulkiest, highest and most visible part of the development, but in comparison with many similar developments in parkside locations they are modest. Two blocks are of four storeys, with a small 5th storey roof access stair element, the third block has a full, albeit setback, 5th floor. Their appearance will be of a consistent four storeys, with graded elevational treatment (see below) of a type found typically and widely in London. This will be of an appropriate height to mark the edge of the park, forming some sense of enclosure to its wide open spaces and sitting in proportion to the mature

trees of the park. The mansion blocks length and width gives them an appropriate proportion, wider seen in long views across the park and up and down the street, narrower from the squares at either end of the site and from the tight passageways between the blocks.

- 6.3.9 The height of the townhouses steps down from 2 storeys plus a 3rd floor 'attic' mansard roof with dormer windows, along the new street frontage to one storey onto their back gardens, with a mono-pitched roof. This mediates between the height of the existing neighbouring terraced houses and the proposed mansion blocks in the development, on the other, western side of the new street. The townhouses are grouped into short terraces of four, with small gaps between, giving those short terraces a sense of proportion similar to the mansion blocks, scaling the view of them down the street and across the park-square at the southern end of the site and allowing glimpses through to the houses and garden trees beyond.
- 6.3.10 Block D, the smaller flatted block mediates between the scale and massing of the mansion blocks and townhouses, as well as helps defining the northern, entrance square and defining a gateway into the street. At three storeys it steps up from the 2 ½ storey elevation height (2 storeys plus a 3rd storey in the roof) of the townhouses, but like the mansion blocks with a flat roof, albeit with no set back additional floor. Divided into two different materials, its longer elevation responds to the longer proportions of the street facing elevations of the mansion blocks and townhouses, whilst it turns the corner in a squarer proportioned block responding to the proportions of the end elevation of the mansion blocks and to the more static nature of the entrance square.
- 6.3.11 Elevations to all blocks are notably carefully composed with regular spacing of similar sized windows giving a basic sense of order, within which variation and gradation mark individuality and distinguish height. Townhouses are grouped into short terraces of four but are nonetheless clearly distinguishable as individual units, their elevations simple orderly and with a vertical emphasis of proportion. The mansard roof provides a capping to the two storey main elevation and a familiar sense of proportion of the classic London terraced house, found in many surrounding streets.
- 6.3.12 The three mansion blocks are the most strikingly composed, with a clearly distinguished base (ground floor), middle (1st & 2nd) with two storey recessed bays, top (3rd floor) with single storey recesses and where present (Block C only except for roof access) set back attic. Vertically, windows are paired to distinguish the flats, and alternation of the presence or not of Juliette balconies. The entrances and stair cores are expressed on the street facing elevations as a central recessed element, marking their entrance and breaking in two their longer elevation, with a matching bay on the opposing, park side, subtly also marked with a slight recess and no window recess. Fenestration to ground floor flats is of larger, full width floor to ceiling windows between heavier looking brick piers.

6.3.13 The materials palette to all the housing blocks, whether mansion blocks or townhouses, is predominantly brick, which is appropriate as a durable, robust material that weathers well, as well as being established by precedent from local context. Two complimentary bricks are proposed, to reinforce the architectural concept, with the three mansion blocks in a lighter, tan coloured London Stock brick, and the townhouses and Block D alternating between that brick and a redder brick. Contrasting elements such as horizontal bands and recessed entrance / stair panels are in GRC reconstituted stone. The contrasting Community Use / Nursery Building is proposed to be in a lightweight fibreglass rainscreen cladding system, with a steel clad wall and fibreglass canopy marking the nursery entrance. The green-grey slightly translucent cladding will contrast with the brickwork housing and reference the park, pavilions and open space. Conditions will be required to secure quality materials and that their detailing is robust, particularly of choice of brick, cladding, balustrades, rainwater goods and other materials, and detailing of parapets, window reveals and around recessed balconies, including their soffits.

6.3.14 The separate, stand-alone, purpose built community building to house the proposed community uses includes a nursery on the ground floor and community centre, with rooms for hire on the 1st floor. It presents a formal entrance facade to the square, reinforcing its entrance status and it would successfully accommodate its community uses. Of these, the ground floor nursery use is especially reinforced with the provision of private open space to the side (covered) and rear, associated with the park, and with the canopy to the covered outdoor area on its side extending to form a partially secluded and covered nursery entrance area. The more modest height, bulk and massing of the nursery / community block responds to its more intimate functions and the intimate space of the entrance square. In its plan form it continues and terminates the line of mansion blocks, whilst its stepped down height gives it a more relaxed, pavilion like massing. The Nursery / Community Building, is in a contrasting architectural style (and by different architects) and yet clearly of the same family of buildings, with its two storeys fenestrated in a regular pattern of square windows or recesses, yet finished in contrasting, monolithic materials.

6.3.15 Officers are satisfied that a high standard of design quality has been achieved allows the proposed mansion block form, height and visibility to compliment this striking but sensitive, park-side location, and that the terraced townhouses and corner block will mediate in scale between the larger mansion blocks and existing neighbouring streets. Furthermore the community building/nursery will be of exceptional architectural quality; striking, bold and yet appropriate provision of modern social infrastructure. The design of the entrance square, street, and 'garden square' is imaginative, which will provide a clear and attractive gateway and entrance to the community use/nursery building and the existing park, enhance the development's integration into its neighbourhood and provide a clear, legible approach to the proposed housing. The quality of residential

accommodation will be high, and that the relationship of the proposed development to the residential streets and public park contexts will be positive. Overall, the Design Officer considers the proposal to be of good to great architecture set in urban design and landscaping of exceptionally high quality and in general accordance with London Plan 2015 Policies 3.5, 7.4 and 7.6 and Local Plan 2013 Policy SP11.

6.4 Heritage impacts

- 6.4.1 Section 12 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 126 to 141. The NPPF places much emphasis on heritage 'significance', which it defines in '*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*' Paragraph 126 of the NPPF encourages local planning authorities to recognise that heritage assets are an irreplaceable resource and conserve them in a manner *appropriate to their significance*. On the other hand, the same paragraph recognises the fact that new development can make a positive contribution to local character and distinctiveness, which is one of the factors to be taken into account, and that, is reiterated again in paragraph 131.
- 6.4.2 Paragraph 131 indicates that a number of considerations should be taken into account, first of which is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. It also requires taking into account sustainable communities, including economic vitality, as well as local character and distinctiveness. Paragraph 135 relates to non-designated heritage asset, such as the existing building. It states that any harm caused to significance needs to be carefully considered and weighed up against the benefits of a proposed development.
- 6.4.3 This is reflected in the site allocation for this site, which sets out the following 'Development Guideline' in relation to the heritage of the site:
- *The Keston Centre has some heritage significance, and retention of this building as part of a wider development could be considered.*
- 6.4.4 The applicant has submitted a Heritage Statement in support of the application, and this has been reviewed by the Council's Conservation Officer. The Conservation Officer agrees with the Heritage Statement's assessments in that it considers Keston Centre to have some historic and aesthetic value. The Conservation Officer considers the significance of the building is as follows:

- Historic value: The historic value is derived from the building's architect, G.E.T Laurence, who worked on a number of projects for the London School Board in the Tottenham area. This value is limited as it is not one of his more influential works.
- Architectural value: It's architectural value is derived from its layout and detailing such as the courtyard style plan form and the gabled brick elevations. This is also limited as the building's low scale and much simpler detailing do not impart enough quality to the building so it could be considered eligible for statutory or local listing.
- Communal value: The building is also considered to have some communal value derived from its use and function. Again, this use is historic to an extent as the building has been vacant for nearly two years. Additionally, the condition of the building is such that it would be difficult to convert it to adaptable modern uses without large scale works internally and externally which would also lead to loss of architectural integrity.

6.4.5 Overall, whilst it is recognised that the building has some architectural and historic interest, this is limited due to the low scale of the building and the simpler architectural detailing. The building is neither listed, locally listed or within a conservation area where it makes a positive contribution. However, its historic association with G.E.T Laurence and communal value does warrant its recognition as a non-designated heritage asset. Demolition of such a building will therefore be considered to cause some harm.

6.4.6 This harm has been considered as per NPPF 135, and it is felt that the design, form and layout of the proposed scheme is of a quality that will result in significant public benefit that would outweigh the harm. However, it would be advisable that if works for demolition are being permitted, a Level 3 historic building recording is secured by condition.

6.5 The impact on the amenity of adjoining occupiers

6.5.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no material adverse impacts on the amenity of surrounding residents or other surrounding uses in terms of loss of daylight or sunlight, loss of privacy, overlooking or enclosure. Similarly London Plan Policy 7.6 requires that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy. This is reflected in Policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016.

6.5.2 The applicant has provided a Daylight Sunlight and Overshadowing Assessment, prepared in accordance with council policy following the methods explained in the Building Research Establishment's (BRE) publication "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2nd Edition, Littlefair, 2011). The reports show that no part of the proposed development would have a

significant, noticeable effect on existing neighbouring dwellings. Regarding daylight, all the existing windows to neighbouring residential dwellings pass the first test recommended by the BRE Guide; the 25 degree section line. Some windows in the existing neighbouring school building close to the southern boundary of the site fail this test but pass the second test recommended in the BRE Guide, the Vertical Sky Component (VSC). All existing neighbouring windows with an expectation of receiving sunlight (as defined by the BRE Guide) are amongst those that pass the section line test, which shows they would also continue to receive adequate sunlight. Existing neighbouring amenity spaces that could be overshadowed by the proposal (all gardens of neighbouring houses) are also shown to receive sufficient sunlight.

- 6.5.3 The nature of the site along with the design of the proposal minimises the potential for concern from loss of privacy due to overlooking into windows to neighbouring residential habitable rooms or private amenity spaces. The site is bounded on 2 sides by Downhills Park, and on one by a school where overlooking and loss of privacy is unlikely to be a concern due to the orientation of the new buildings. An existing school building flanks the central part of the boundary with the application site. Either side of this the flank wall of Block 'H' does not possess any facing windows, and the flank wall of Block 'C' is orientated away so to limit any adverse overlooking between uses.
- 6.5.4 The adjacent properties that stand to be affected by the proposal in terms of amenity are those that back onto the site along Keston Road (19-65 odd numbers). Where the proposal sits adjacent to these properties is the terrace of 16 x 3-bed dwellings houses. These proposed dwellings have been limited in height, and designed in such a way to respect the amenity of the neighbours on Keston Road. The dwellings are positioned a minimum of 14 metres from the rear most projections of the houses in Keston Road at ground floor level, and the roofs of the proposed dwellings then slope up and away from these properties to reduce the enclosure. The roof lines have been revised since submission to be broken up to provide a more interesting appearance, and additional rooflights have been added to provide a less solid appearance. Rooflights in this sloping roof angle upwards to angle views away from the rear of neighbouring properties, and they are positioned above floor level as to avoid any overlooking impacts to the Keston Road properties.
- 6.5.5 To the north of this terrace is Block D, which is a 3-storey flat block. This has been orientated to face the internal street of the site, and to the eastern side of these properties is an access terrace, what would not give rise to overlooking as it is not designed as an amenity space and is purely for access. There are two kitchen windows to the northern most flats that face Keston Road, however, it is recommended that they are fitted with obscure glazing, to be secured by condition, to limit any overlooking impacts. At its closest point, this building is located of 16.5 – 17.8 metres from the rear of three houses on Keston Road, which would serve to limit any overbearing on the outlook of these properties.

- 6.5.6 Noise pollution is dealt with under saved UDP Policy UD3 which resists developments which would involve an unacceptable level of noise beyond the boundary of the site. This stance is in line with the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan. Given the scale of the proposal and the nature of noise from residential uses, the proposal would not cause a significant degree of noise and disturbance upon nearby residents in meeting the above policy framework.
- 6.5.7 Conditions are recommended on any grant of planning permission requiring adequate dust control to protect the amenities of neighbours during the build phase of the development. Hours of construction are controlled by separate legislation.
- 6.5.8 The proposal would not materially harm the amenity of neighbours and is in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2015 Policy 7.6.

6.6 Affordable housing

- 6.6.1 London Plan Policies 3.11 and 3.12 require the maximum reasonable amount of affordable housing to be delivered in all residential developments above ten units. At the local level, Haringey Council's adopted affordable housing policy seeks to achieve a borough-wide target of 50% affordable housing in new development, although the emerging draft local plan policy seeks a minimum of 40% affordable housing. Pocket units, are by definition affordable housing, as opposed to 'discounted' market housing, as the units meet three of the key criteria outline within the definition of affordable housing found in Annex 2 of the NPPF.
- 6.6.2 Of the 126 proposed units on the site, 98 units would be affordable 'Pocket' homes, equating to 78% of the total provision by unit and 67% by habitable room. The proposal is the equivalent of 16.3% of Haringey Council's annual affordable housing target (601 units i.e. 40% of 1,502 units), and thus makes a significant contribution to the affordable housing needs of the Borough.
- 6.6.3 Pocket units are sold at a minimum of 20% below market value. Purchasers must earn below the GLA intermediate affordability household income threshold levels (currently £90,000), not own another property and must live or work in the Borough in question. These restrictions also apply to re-sales and are secured by way of a S106 agreement.⁹³ of the 98 intermediate flats will be 1 bedroom dwellings, and for these homes a reduced household income threshold of £60,000 will apply, to maximise the opportunity for local people to get onto the property ladder who otherwise would be unable to afford to purchase. Unlike shared ownership, where an owner can 'staircase' out and ultimately sell their property on the open market (at which point the property no longer constitutes affordable housing), Pocket flats remain affordable in perpetuity as future

purchasers are also bound by the eligibility criteria to market to local people within the above (indexed) income thresholds. Pocket builds principally one bedroom apartments that are designed specifically for single occupiers who want to own their home outright. Pocket has provided evidence showing that the average income of a purchaser within the last 3 years is £42,326 and when marketing these flats, Pocket will prioritise purchasers with the lowest incomes first.

6.6.4 The proposed affordable housing component within the scheme would be 100% intermediate housing. It is noted, however, that this lack of mix does not accord with the London-wide target within London Plan Policy 3.11 which seeks a split of 60% social/affordable rent and 40% intermediate. This is also reflected in the Council's housing strategy targets, which also seek a higher percentage of 2-bed and 3-bed units than that proposed. However, Pocket Living is a company which specifically provides affordable homes for outright ownership and its model is predicated on this basis, and this is an approach that is supported by the GLA in support of the wider provision of housing across London. The provision of intermediate affordable dwellings supports the borough strategic objective of increasing the supply of sale dwellings in the East of the borough where the balance of existing accommodation is predominantly rented. In view of the exceptionally high percentage of affordable homes that would be provided within the scheme (78% of the dwellings), combined with the GLA's support of this approach, the tenure mix is supported in this instance.

6.6.5 In addition, the proposal will support the Council's strategic housing objectives by:-

- Contributing to a step change in the number of new homes built by increasing the supply of affordable homes on this site;
- Providing new affordable home ownership in the East of the Borough where the current tenure balance is predominantly rented;
- Using the Council's land assets to enable the development to increase housing supply and maximise the delivery of affordable homes for local people

6.6.6 A further review mechanism will be included in the section 106 agreement and which require a further review if the scheme has not been implemented within 12 months of the date of planning consent.

6.7 Residential mix and quality of accommodation

6.7.1 The Council's policy SP2 states that the Council will provide homes to meet Haringey's housing needs and provide a range of unit sizes. The proposed scheme would rely heavily of the provision of 1-bed units; however, the Pocket Living model is to address the needs of single young professionals in particular. As such, the affordable housing within this scheme is predicated on cumulative cost savings associated with duplication of a standardised unit typology.

Accordingly, it is recognised that the heavy weighting towards one-bedroom Pocket Living units is fundamental to the overall affordable housing offer. In light of the overall affordable housing offer, the mix, being 93 x 1-bed flats (74%), 17 x 2-bed flats (13%), and 16 x 3-bed houses (13%) is supported in this case. This development is considered to contribute towards the housing need in the borough. A good number of market family-sized units are also provided.

- 6.7.2 London Plan Policy 3.5 and the accompanying London Housing SPG set out the space standards for all new residential developments to ensure an acceptable level of living accommodation is offered.
- 6.7.3 The predominant 'Pocket' flat type is a 1-bedroom, 1 person unit of 38sqm, which meets the London Plan's minimum space standards of 37sqm. Five 2-bedroom 'Pocket' homes would also be provided within the scheme, with an internal floor area of 56-58sqm. This is below the minimum floor area (61sqm) for a 2-bedroom, 3-person flat within the London Plan. However, Pocket Living defines these units as '2-bedroom, 2-person units' which have no definition in the nationally described space standards (DCLG Technical housing standards 2015) or the London Plan. The provision of these smaller two bedroom units meets a specific need which offers more choice for occupiers who would normally be limited to a one bedroom affordable flat. Given the high quality of the internal design offered within Pocket homes, these unit sizes are acceptable. The market 2-bed and 3-bed units provided would all meet the nationally described space standards.
- 6.7.4 It is noted that the scheme does not provide private balconies for the 'Pocket' units. However they do provide good quality communal amenity space with 'Juliet balconies' with additional accessible amenity space, and this is considered acceptable in the round given the affordability and model of the Pocket housing. In this case, there would be a landscaped, south facing garden at the southern end of the site, and the scheme will also have direct access to Downhills Park, resulting in excellent provision of communal amenity space for residents. The market units will be provided with private amenity spaces to meet the Mayor's standards.
- 6.7.5 The Pocket Living apartment blocks would typically have nine units per floor. This is a departure from standard 12 of the Mayor's Housing SPG which suggests a maximum of 8 units, however given the predominantly one-bedroom, one person unit mix, the number of habitable rooms and occupants per floor would be similar or lower to a typical floor with eight or fewer units. No single-aspect north-facing units would be included within the development. The number of units per core together with the layout of the units is therefore acceptable and would still provide good quality living accommodation.
- 6.7.6 The proposals show that most of the habitable rooms in the proposal receive adequate daylight, with 98% of the units achieving the required standards. The

remaining units fail because of trees close to the windows. Because the trees along the west boundary are deciduous, daylight levels will vary throughout the year. The failures during winter are all marginal meaning that during the cold season, when more daylight is also beneficial, all the units will achieve acceptable daylight levels. Sunlight was also assessed, and the all the windows required to be assessed and the proposed community amenity space met the required standards for sunlight.

6.7.7 Based on the proposed housing mix, the development is expected to produce a child yield of 8 children, and as the child yield would be under ten children, there is no formal requirement to provide on-site children's playspace within the development. However the proposed development would provide ample communal amenity space, and furthermore, the site would also have direct access to Downhills Park which could provide play facilities for children living within this development.

6.7.8 Therefore, the proposal would provide an acceptable level of amenity for future occupiers of the proposed development.

6.8 Density

6.8.1 Density is relevant to whether the amount of development proposed is appropriate for a site. London Plan Policy 3.4 notes that the appropriate density for a site is dependent on local context and character, its location and accessibility to local transport services. Policy 3.4 and Local Plan Policy SP2 require new residential development to optimise housing output for different types of location within the relevant density range the density levels in the Density Matrix of the London Plan.

6.8.2 The red line site area is 0.797 hectares, the surrounding area is considered to be urban and has a PTAL of 2. The density proposed is 158 units per hectare and 378 habitable rooms per hectare, which falls within the guidelines of 70-170 u/ha and 200-450 hr/ha set out in the London Plan.

6.9 Transportation

6.9.1 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the London Plan Policies Policy 6.3 'Assessing effects of development on transport capacity', 6.11 'Smoothing Traffic Flow and Tackling Congestion' and 6.12 'Road Network Capacity', 6.13 'Parking' and broadly in Haringey Local Plan Policy SP7 and Saved UDP Policy UD3 'General Principles'.

6.9.2 The site is located to the north of Phillip Lane and is bounded by Keston Road to the east, Downhills Park to the north, Keston Road to the west and the Harris Primary School to the south. The site currently has one vehicular access point on

Keston Road and pedestrian and cycle access points from Downhills Park. Keston Road is a residential road and is heavily parked, the southern end of Keston Road has been stopped-up with cycle and pedestrian access only, hence vehicular access to Keston Road is only possible from the northern end via Downhills Park Road or Kirkstall Avenue via Downhills Park Road. The site is located in an area with a low public transport accessibility level (PTAL 2), however the site is within walking distance of 5 bus routes, which offers some 57 buses per hour and provides good connectivity to Seven Sister Underground / rail station and Turnpike Lane bus and underground station. The site is currently not located in a controlled parking zone, however the parking management team has recently conducted consultation of the area surrounding the site, residents are in favour of some form of parking control mechanism to restrict parking in the area surrounding the site.

- 6.9.3 The applicant has submitted car parking surveys as part of the Transport Assessment, and the results of the car parking surveys concluded that the area surrounding the site is suffering from high car parking pressures. The applicant is proposing to provide 16 car parking spaces for the 16 town-houses and 11 car parking spaces for the 11 (non-wheelchair) private apartments. The 13 wheelchair accessible units will each have 1 allocated car parking space. The remainder of the pocket units (98 units), will have a car parking provision of 0.15 car parking space per unit (14 car parking spaces). 9 car parking spaces, including 2 drop off car parking spaces, will be provided for the nursery and community centre element of the development, and 2 car club spaces are proposed.
- 6.9.4 In summary on average the residential aspect of the development will have a car parking provision of 0.42 car parking space per unit. The Council's Highways Officers have considered that as the Council's parking standard for this area is maximum and the parking provision is in line with the 2011 census data, (56.6% of households not owning a car and an average car ownership of 0.53 per household for the West Green Ward), and considering that 78% of the total number of units proposed are 1 bed units, the car parking provision is considered appropriate. The applicant will need to provide a parking management plan by-way of imposition of a condition on any grant of planning consent which must include details on the allocation of car parking to the residential aspect of the development. The plan would also include details on how parking will be controlled on site to ensure that residents and visitors do not park in car parking spaces allocated to the nursery and community centre.
- 6.9.5 With regard to car parking, the GLA stated that 'the application proposes 54 residential car parking spaces including 26 spaces for the Pocket units and 28 spaces for the 28 private units. The applicant has indicated that the provision of parking spaces for the Pocket units would be staggered based on demand. However, given that Pocket occupiers typically do not own cars, and in the interest of sustainable transport, the parking provision should be reduced. As

noted above, however, the number of M4(3) units should be increased to 12 and each of those units would need a parking space. This additional parking could be reallocated from the private unit and the Pocket unit parking. Two spaces for car clubs are proposed near the entrance to the site and each resident will be given free 3 year membership, which is strongly supported as a further means of reducing the need for on-site parking.'

- 6.9.6 Following revisions, the number of wheelchair accessible units has increased to 13, which has also resulted in the number of accessible parking spaces increasing to match this number. The additional parking spaces have been reallocated from Pocket units, which reduce the parking for Pocket units as per the GLA's guidance.
- 6.9.7 With regard to cycle parking, the GLA commented that 'the 159 long stay cycle spaces proposed for the residential element and 4 spaces for the nursery/community use are in compliance with London Plan Policy. The applicant should clarify the security of the cycle parking.' The applicant has confirmed that the private cycle parking allocated to the blocks of flats and houses are in a secured bike store located behind a locked fence or in private gardens. The cycle parking provided for the general public and visitors is located along the avenue and it is in the form of Sheffield stands.
- 6.9.8 The main vehicular access to the development will be via the enhanced vehicular access from Keston Road, the access will be widened by 1 metre to allow for two-way vehicular movements, the access to the site will require reconstruction, and will be secured by way of a S.278 agreement.
- 6.9.9 The development proposal will increase the permeability to Downhills Park, which links into West Green Road. The vehicular and pedestrian access from the site on Keston Road will be improved to a wider carriageway and improved site lines to improve pedestrian safety. The units within the development will be accessed via the central landscaped accessed road, the community facility will be accessed via the new community square will also provide parking and collection and drop off spaces for the nursery. The applicant has provided vehicle swept path analysis to demonstrate that large service vehicles can manoeuvre through the proposed landscaping whilst maintaining pedestrian safety.
- 6.9.10 The applicant will be required to submit a draft travel plan before the development is occupied and the full travel plan no later than 6 months after the development has been occupied. The travel plan must include measures to maximum the use of public transport to and from the site include car clubs, public transport information. The travel plan must be prepared in line with the TfL Travel Plan Best Practice Guidance and must be assessed using TfL attribute.
- 6.9.11 The Council's Transportation team has assessed the application, and has concluded that overall, the development is unlikely to generate any significant

increase in traffic and parking demand which would have any adverse impact on the local highways network in the area surrounding the site, subject to conditions and S106 obligations. Conditions are also recommended on any grant of planning permission regarding the imposition of a construction management and logistics plan to ensure construction disruption is minimised, and for the construction of the access to the site. The proposal is therefore acceptable and would promote sustainable modes of travel over the private motor vehicles in accordance with London Plan Policy 6.9 and Local Plan Policy SP7.

6.10 Trees

6.10.1 London Plan Policy 7.21 and Saved Policy OS17 of the Unitary Development Plan 2006 seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character.

6.10.2 The scheme has been designed to minimise the impact on trees and to avoid their root protection areas as much as possible. A tree survey and report was submitted with the application to ensure the trees are considered in the development of the proposals.

6.10.3 The majority of trees around the boundary of the site will be retained. However some trees around the centre of the site are proposed to be removed to enable the development to proceed. However, these trees to be removed are not subject to TPOs and their loss will be mitigated with landscaping and replacement planting across the site.

6.10.4 Concerns were raised regarding the removal of two Category A Beech trees on the eastern boundary of the site. Following further discussions with the applicant, it has been agreed that these trees do not need to be removed and can be included within the overall landscaping of the site and the gardens of the terraced houses along this site of the development. As such, it is recommended that these trees are included in a tree protection plan for the site.

6.10.5 Landscaping of the site and the management of the landscaping would be secured via condition. A Tree Protection Plan, including the two trees mentioned above, will need to be prepared prior to commencement of development on the site, and this will be secured via the imposition of a condition on any grant of planning permission.

6.11 Sustainability

6.11.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan and SPG 'Sustainable Design & Construction' set out the sustainable objectives in order to tackle climate change. The Council requires new residential development proposals to meet the carbon reduction requirements of the London Plan.

- 6.11.2 With regard to energy, the GLA has stated that ‘the carbon dioxide savings meet the target set within Policy 5.2 of the London Plan. Whilst this is strongly supported, before these saving can be verified further information is required regarding the use of mechanical ventilation, as well as further justification for the proposal not to link the townhouses and community centre to the site heat network. The application should also show that the use of CHP has been optimized before considering renewable technologies in line with the London Plan energy hierarchy. The applicant should also provide a commitment to ensuring the development is designed to allow future connection to a district heating network, should one become available. The implementation of the final energy strategy should be secured via condition.’ Officers have taken a pragmatic approach, accepting that the town houses are not connected to the site-wide network.
- 6.11.3 Details have been provided with the application to demonstrate that the scheme would achieve a minimum 35.8% reduction in carbon emission from Part L of the 2013 Building Regulations. This would be achieved through the use of high quality insulation, high quality windows, efficient lighting, ventilation and heat recovery, PV panels, energy efficient boilers for the houses and the provision of a CHP unit for the flats.
- 6.11.4 A condition is recommended to be imposed on any grant of planning permission in order to ensure the units are constructed to meet a minimum of 35.8% carbon reduction is recommended, and would ensure the proposal accords with the NPPF and to London Plan Policies, as well as Policy SP4 of Haringey’s Local Plan, which require all residential development proposals to incorporate energy technologies to reduce carbon emissions. A condition is also recommended to be imposed on any grant of planning permission in order to ensure the installation of the CHP unit is to the correct standard.
- 6.11.5 It is noted that the overall approach followed to achieve the energy compliance is not strictly in compliance with the London Plan Energy Hierarchy, however, the scheme does achieve a reduction of a further 0.8% over the 35% required by policy, which is positive.
- 6.11.6 The use of PV panels has been established as a method to assist in the required carbon reduction, however the amount proposed falls short of supplying the 20% of on-site renewable energy provision required by local plan policy. It is considered, however, that there is sufficient roof space within the development to increase the amount of PV panels to ensure that this 20% is achieved. The Council would prefer the use of PV’s instead of ASHP, and further investigation is recommended including a revised energy strategy (if necessary). This is recommended to be secured via planning condition.

6.11.7 The application also states that the scheme will achieve a level 3 outcome in the Home Quality Mark assessment. This is policy compliant and supported, and would be secured via a condition. Conditions are also recommended to secure an overheating assessment and electric vehicle charging points.

6.11.8 Subject to the above conditions, the scheme will achieve compliance with local and London Plan policies on climate change and carbon reduction.

6.12 Land contamination

6.12.1 There has been some investigation below ground on site. The proposal has been viewed by the Council's Pollution Officer who raises no objection to the scheme, however, requires that conditions are included with regards to site investigation and remediation should it be required.

6.12.2 Therefore, the proposal, subject to a thorough site investigation and appropriate remediation, where required, is considered to be acceptable and appropriate for a residential development and is in general accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.

6.13 Waste

6.13.1 It is considered that the details included with the application are sufficient to demonstrate that refuse and recycling can be adequately stored on the site. Given the layout of the site, it is considered that details of the storage and collection of refuse, together with a management plan for collection, should be secured via a condition, should consent be granted.

6.14 Accessibility

6.14.1 The GLA commented on the proposal as it was submitted, stating:

'Whilst the applicant has confirmed that all units would meet the M4(2) standard, the proposals does not currently achieve the minimum 10% provision of wheelchair accessible/adaptable units required by London Plan Policy 3.8. Nine M4(3) units (8x Pocket units and 1x Private two bedroom units) are currently proposed, equating to 7% of the scheme.'

The Mayor's Housing SPG makes it clear that the Mayor expects disabled people to have the same housing choice and opportunity as people who are not disabled. The aim of Policy 3.8 is to increase the accessible housing stock which exist in London. The scheme should therefore provide at least 12 M4(3) units to comply with London Plan policies on inclusive design.'

6.14.2 Following this, the applicant has revised the internal layouts of Blocks A, B and C have been by converting four large one bedroom Pocket units into four wheelchair one-bedroom Pocket units and increasing the total of wheelchair units to 13 (12 Pocket units and 1 private unit) providing over the minimum required of 10% wheelchair units. This provision will be ensured by a condition on any grant of permission.

6.14.3 Policy 3.8 of the London Plan requires that all units are built to Building Regulations Part M4(2) standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. All of the proposed units have been designed in accordance with these standards and this will be secured by condition.

6.15 Air quality

6.15.1 London Plan Policy 7.14, 'Improving Air Quality', addresses the spatial implications of the Mayor's Air Quality Strategy and how development and land use can help achieve its objectives. It recognises that Boroughs should have policies in place to reduce pollutant concentrations, having regard to the Mayor's Air Quality Strategy.

6.15.2 An air quality assessment was submitted with the application, however concerns were raised with this as it shows the development emissions are higher than benchmark levels, and therefore the proposal is not Air Quality Neutral. Mitigation must therefore be provided on site, which should include car club spaces, electric vehicle charging points, a service and delivery plan, and the use of boilers and CHP with low emissions. It is considered that these issues can be dealt with via conditions or S106 obligations, and it is recommended that such condition should be imposed on any grant of permission. Subject to these, it is considered that the application will result in a negligible impact on air quality.

6.16 Drainage and Biodiversity

6.16.1 London Plan Policy 5.13 'Sustainable drainage' and Local Plan Policy SP5 'Water Management and Flooding' require developments to utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:

1. Store rainwater for later use
2. Use infiltration techniques, such as porous surfaces in non-clay areas
3. Attenuate rainwater in ponds or open water features for gradual release
4. Attenuate rainwater by storing in tanks or sealed water features for gradual release
5. Discharge rainwater direct to a watercourse

6. Discharge rainwater to a surface water sewer/drain
7. Discharge rainwater to the combined sewer.

6.16.2 They also require drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Major's Sustainable Design and Construction SPG (2014) including how to design a suitable SUDS scheme for a site. The SPG advises that if greenfield runoff rates are not proposed, developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to greenfield rate as practical, have been taken. This should be done using calculations and drawings appropriate to the scale of the application. On previously developed sites, runoff rates should not be more than three times the calculated greenfield rate. The SPG also advises that drainage designs incorporating SUDS measures should include details of how each SUDS feature, and the scheme as a whole, will be managed and maintained throughout its lifetime.

6.16.3 The applicant has provided details of the proposed provisions for reducing surface water run-off in accordance with policy requirements, which are acceptable. Therefore, it is recommended that a condition requiring a SUDS scheme be submitted for approval to ensure these provisions are implemented.

6.16.4 The proposal will therefore provide sustainable drainage and will not increase flood risk in accordance with London Plan Policy 5.13 'Sustainable drainage' and Local Plan Policy SP5 'Water Management and Flooding'. Conditions are recommended in relation to SUDS, green roofs and bird and bat boxes the latter of which to enhance the biodiversity value of the site.

6.17 Planning obligations

6.17.1 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority to seek planning obligations to mitigate the impacts of a development. These are listed in section 2 of this report, and are all considered necessary, directly related to the development and reasonably related in scale and kind.

6.18 Conclusion

6.18.1 The principle of a pocket-led residential development on the site is supported, and the proposal meets a housing need, according with the Council's Site Allocation for this site. The proposal does not impact negatively on Downhills Park MOL, and the design and appearance of the development is of high quality and would provide a pleasant feature within the locality and safeguard the visual amenity of the area. The proposal would not unduly impact on the amenity currently enjoyed by surrounding residents and subject to the imposition of

appropriate conditions and section 106 measures, would not have an adverse impact on the surrounding highway network and parking.

6.18.2 The proposal is a suitable and complementary development to the surrounding townscape, utilising a currently underutilised piece of land to provide 126 new residential units that are well proportioned and will add to the borough's housing stock and provide much needed affordable housing.

6.18.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6.19 CIL

6.19.1 Based on the information given on the plans, the Mayoral CIL charge will be £197,438.85 (4,590sqm x £35 as uprated for inflation) and the Haringey CIL charge will be £72,567.90 (4,590sqm x £15 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. An informative will be attached advising the applicant of this charge.

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Applicant's drawing No.(s) 0001; 0050; 0051; 0100 Rev A; 0150 Rev A; 0151 Rev A; 0160 Rev A; 0181 Rev A; 0182 Rev A; 0183 Rev A; 0184 Rev A; 0185 Rev A; 0186 Rev A; 0187 Rev A; 0188; 0189; 0190 Rev B; 0191 Rev B; 0192 Rev A; 0193 Rev A; 0194 Rev A; 0195 Rev A; 0196; 0200 Rev B; 0201; 0203 Rev A; 0204; 0210 Rev B; 0211 Rev A; 0212 Rev B; 0213 Rev A; 0220 Rev A; 0221 Rev A; 0223 Rev B; 0224; 0230 Rev A; 0231 Rev A; 0232 Rev A; 0233 Rev A; 0240 Rev B; 0241 Rev A; 0242 Rev A; 0244 Rev A; 0245; 0250 Rev A; 0251 Rev A; 0252 Rev A; 0253 Rev A; 0260 Rev B; 0261 Rev A; 0263; 0270 Rev B; 0271 Rev B; 0272 Rev A; 0273 Rev A; 0300 Rev A; 0310 Rev A; 0311; 0312 Rev A; BD-0147-SD-001-R00; BD-0147-SD-800-R00; BD-0147-SD-801-R00; D90-L11 Rev P01; D90-L12-00 Rev P01; D90-L12-01 Rev P01; D90-L12-02 Rev P01; D90-L14-01 Rev P01; D90-L14-02 Rev P01; D90-L15-01 Rev P01; D90-L15-02 Rev P01; D90-L15-03 Rev P01; D90-L15-04 Rev P01

Air Quality Assessment (September 2016); Arboricultural Impact Assessment and Method Statement (20/09/2016); Bat Survey Report (21/09/2016); Daylight, Sunlight and Overshadowing Assessment (September 2016); Design and Access Statement (13/01/2017 – Rev B); DAS Addendum (January 2017); Draft Site Waste Management Plan (DOC-SWMP-001-B); Below Ground Drainage Strategy (26/09/2016); Energy Statement (September 2016); Environmental Noise and Impact Assessment

(September 2016); Flood Risk Assessment (26/09/2016); Heritage Assessment (January 2017); Interim Travel Plan (September 2016); Landscape Report (September 2016); Planning Statement (27/09/2016); Preliminary Ecological Appraisal (12/08/2016); Preliminary Risk Assessment (325021-R01(01), September 2016); Refuse, cars and cycles Schedule; Statement of Community Involvement (September 2016); Sustainability Statement (September 2016); Transport Assessment (September 2016); Tree Report (31/03/2016); Visual Impact Assessment (January 2017)

Subject to the following condition(s)

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

Reason: This condition is imposed by virtue of the provisions of s91 Town and Country Planning Act 1990 (as amended) 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:

0001; 0050; 0051; 0100 Rev A; 0150 Rev A; 0151 Rev A; 0160 Rev A; 0181 Rev A; 0182 Rev A; 0183 Rev A; 0184 Rev A; 0185 Rev A; 0186 Rev A; 0187 Rev A; 0188; 0189; 0190 Rev B; 0191 Rev B; 0192 Rev A; 0193 Rev A; 0194 Rev A; 0195 Rev A; 0196; 0200 Rev B; 0201; 0203 Rev A; 0204; 0210 Rev B; 0211 Rev A; 0212 Rev B; 0213 Rev A; 0220 Rev A; 0221 Rev A; 0223 Rev B; 0224; 0230 Rev A; 0231 Rev A; 0232 Rev A; 0233 Rev A; 0240 Rev B; 0241 Rev A; 0242 Rev A; 0244 Rev A; 0245; 0250 Rev A; 0251 Rev A; 0252 Rev A; 0253 Rev A; 0260 Rev B; 0261 Rev A; 0263; 0270 Rev B; 0271 Rev B; 0272 Rev A; 0273 Rev A; 0300 Rev A; 0310 Rev A; 0311; 0312 Rev A; BD-0147-SD-001-R00; BD-0147-SD-800-R00; BD-0147-SD-801-R00; D90-L11 Rev P01; D90-L12-00 Rev P01; D90-L12-01 Rev P01; D90-L12-02 Rev P01; D90-L14-01 Rev P01; D90-L14-02 Rev P01; D90-L15-01 Rev P01; D90-L15-02 Rev P01; D90-L15-03 Rev P01; D90-L15-04 Rev P01

Air Quality Assessment (September 2016); Arboricultural Impact Assessment and Method Statement (20/09/2016); Bat Survey Report (21/09/2016); Daylight, Sunlight and Overshadowing Assessment (September 2016); Design and Access Statement (13/01/2017 – Rev B); DAS Addendum (January 2017); Draft Site Waste Management Plan (DOC-SWMP-001-B); Below Ground Drainage Strategy (26/09/2016); Energy Statement (September 2016); Environmental Noise and Impact Assessment (September 2016); Flood Risk Assessment (26/09/2016); Heritage Assessment (January 2017); Interim Travel Plan (September 2016); Landscape Report (September 2016); Planning Statement (27/09/2016); Preliminary Ecological Appraisal (12/08/2016); Preliminary Risk Assessment (325021-R01(01), September 2016); Refuse, cars and cycles

Schedule; Statement of Community Involvement (September 2016); Sustainability Statement (September 2016); Transport Assessment (September 2016); Tree Report (31/03/2016); Visual Impact Assessment (January 2017)

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; 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. No development shall take place until details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: In the interest of public safety and security and to protect the visual of the locality.

7. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees, including the two Beech trees on the eastern boundary of the site, and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees on to the site during constructional works that are to remain after works are completed.

8. No development shall commence until details of a scheme for a "vegetated" or "green" roofs for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development.

9. Prior to the commencement of demolition, a Level 3 recording based on Historic Building's guidance given in 'Understanding Historic Buildings: A Guide to Good

Recording Practice' (May 2016), shall be undertaken, and be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the building's historic and communal value can be illustrated for future generations.

10. Before the first occupation of the development hereby permitted, the kitchen windows within the north-east flank of Block D 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.

11. A minimum of 10% of all dwellings shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) unless otherwise agreed in writing with the Local Planning Authority.

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

12. The car parking spaces shown on the approved drawings, including a minimum of 13 accessible car parking spaces 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.

13. Prior to the occupation of the development, a parking management plan shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. This plan must include details on the allocation of car parking to the residential aspect of the development, and the plan must also include details on how parking will be controlled on site to ensure that residents and visitors do not park in car parking spaces allocated to the nursery and community centre. The plan must also ensure that allocated residents car parking spaces are kept free for allocated residents only.

Reason: To ensure that car parking spaces area allocated to various units as required, and to ensure that on site car parking is managed to ensure that residents do not park in the car parking spaces allocated for the community centre.

14. The development shall not be occupied until a minimum of 163 (159 for the residential element and 4 for the community centre/nursery) 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.

15. 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.

16. 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.

17. 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.

18. 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 approved risk assessment and approved 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.

19. Where remediation of contamination on the site is required, completion of the remediation detailed in the approved 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.

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. This shall include detailed dispersion modelling, of all combustion plant, as recommended in Air Quality Assessment XCO₂ energy dated September 2016. 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. The development hereby approved shall achieve a reduction in carbon (CO₂) emissions of at least 35.8% against Part L of the Building Regulations 2013, as

per the details hereby approved. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted and approved in writing by the local authority within 3 months of completion on site. Such a submission shall show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building. The applicant must allow for site access if required to verify measures have been installed.

If the targets are not achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £1,800 per tonne of carbon plus a 10% management fee.

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

22. Prior to the commencement of the development, full details of the site CHP and boiler facility and associated infrastructure, which will serve heat and hot water loads for all the flatted units on the site, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the single energy centre which is sized for all required plant;
- b) specification of equipment (including thermal storage, number of boilers and floor plan of the plant room);
- c) flue arrangement;
- d) operation/management strategy;
- e) the route and connections from the energy centre into all the dwellings and the community centre; and
- f) 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 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.

23. Prior to installation, details of the Ultra Low NO_x 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 NO_x emissions not exceeding 20mg/kWh. All combination gas boilers that are to be installed across the development are to have a minimum SEDBUK rating of 91%. The applicant shall demonstrate compliance by supplying installation

specifications within 3 months of completion. Once installed they shall be operated and maintained as such thereafter.

Reason: To ensure that the development achieves a high level of sustainability and to protect local air quality.

24. Notwithstanding the details hereby approved in the Energy Strategy, by CalfordSeaden, no less than 460sqm of solar PV panels shall be provided on the site to achieve an on site renewable energy provision of 20%. The applicant shall demonstrate compliance by supplying installation specifications, confirmation of the area of PV, location and kWp output at within 3 months of completion. Once installed they shall be operated and maintained as such thereafter. The applicant must allow for site access if required to verify measures have been installed.

Any alterations to any of the measures and standards set out in the submitted strategy (as referenced above) shall be submitted to and approved in writing by the Local Planning Authority prior to installation, and be presented together with justification and new standards.

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 £1,800 per tonne of carbon plus a 10% management fee.

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

25. The development shall be constructed accordance with the details so approved, and shall achieve the rating of Home Quality mark level 3 for all units on the site, and shall be maintained as such thereafter. A post construction certificate shall be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to and approved in writing by the Local Planning Authority within 3 months of completion.

In the event that the development fails to achieve the agreed rating for the whole 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 authority's 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.

26. 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 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The strategy shall be operational prior to the first occupation of the development hereby approved.

Details in this strategy will include measures that address the following:

- the standard and the impact of the solar control glazing;
- that the overheating units pipe work space is designed in to the building allow the retrofitting of cooling and ventilation.
- that the community centre is designed to passively cool and not have an overheating risk. And that it is not reliant on mechanical cooling and ventilation.

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.

27. Prior to the occupation of the development, details and location of the parking spaces equipped with Active (20% of spaces) and Passive (20% of spaces) Electric Vehicle Charging Points (ECVPS) and the passive electric provision shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- Location of active and passive charge points
- Specification of charging equipment
- Operation/management strategy

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.

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.

33. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no extensions to the dwellings hereby approved shall be carried out

without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations.

34. No development shall commence until details of a scheme for bird and bat boxes for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

The development shall then be constructed in strict accordance with these approved details, and the developer shall provide evidence of these measures being installed to the local planning authority no later than 3 month after construction works have completed. Once installed these measures shall be maintained in perpetuity and if necessary replaced as approved.

In the event that these measures are not installed a full schedule and costings of remedial works required to achieve a similar level of biodiversity improvements on site shall be submitted for the written approval of the local planning authority within 4 months of the completion of works on site. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity. 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.

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: Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £197,438.85 (4,590sqm x £35 as uprated for inflation) and the Haringey CIL charge will be £72,567.90 (4,590sqm x £15 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: 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: Street Numbering

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

INFORMATIVE: Fire Safety

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: Asbestos

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

INFORMATIVE: Thames Water – Surface Water

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 – Fat Trap

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: Thames Water – Sewers

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover

INFORMATIVE: Thames Water – Groundwater Risk Permit

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.

INFORMATIVE: Thames Water – Pressure

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