

# **MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 13TH FEBRUARY, 2017, 7pm**

## **PRESENT:**

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

### **1. FILMING AT MEETINGS**

#### **RESOLVED**

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

### **2. PLANNING PROTOCOL**

#### **RESOLVED**

- That the details of the process to be followed for the meeting be noted.

### **3. APOLOGIES**

Apologies were received from Cllrs Mallett and Waters.

### **4. URGENT BUSINESS**

None.

### **5. DECLARATIONS OF INTEREST**

With reference to item 7, Keston Centre, Cllrs Bevan, J Mann and Mitchell advised that they had attended a fact finding visit to a Pocket Living scheme in Lambeth in August 2016 prior to the submission of the current application. Cllrs Bevan and Carroll advised of their attendance at a similar visit in Islington in 2015. It was confirmed that officers had been in attendance on both occasions. Cllr Carter also identified that objectors to the Keston Centre scheme had circulated a mail shot for lobbying purposes to all councillors. The Chair further added that he had met with a number of objectors to the application.

### **6. KESTON CENTRE, KESTON ROAD, LONDON N17**

The Committee considered a report on the application to grant planning permission 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. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to s106 Legal Agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out details of additional representations received since the publication of the agenda, an additional s106 Heads of Terms and amendments to a number of conditions.

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

- The need for new housing in the borough was recognised but that development needed to be appropriate and compatible with the surrounding area and avoid encroaching on the park.
- The 5 storey height of the scheme would be out of keeping with the surrounding 2/3 storey terraced houses breaching the Council's urban character study. The municipal buildings historically onsite had been low level.
- The scheme would not protect or enhance the Metropolitan Open Land of Downhills Park as required by policy but have a detrimental impact in being visually dominating, spoiling the look and feel of the park and the loss of historic park boundaries to the benefit of a private developer.
- Current open views of the park enjoyed from the windows and gardens of properties on neighbouring streets would be blocked.
- The housing mix proposed was inappropriate when referenced to the identified housing need in the borough with the over domination of 1 bed units and a lack of social housing. The affordable pocket units would be unaffordable for residents in the east of the borough based on average income levels.
- Concerns were raised over the likelihood of the pocket 1 bed units being occupied by couples instead of the single occupants they were marketed for and the impact this would have on the density of the scheme, potential overcrowding and increased pressures on local services including school places etc.
- The scheme would increase parking demand in the area and exacerbate the level of traffic on already congested roads in the area.

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

- An explanation was requested on the reason for divergence from the Council's site allocations document which identified 70 units for the site. Officers advised that the number references was a minimum only and that the optimum use and balance of use for the site could only be fully assessed with the bringing forward of a detailed planning application.
- In response to a question, officers confirmed that the small strip of unregistered land onsite noted by members of the Committee at the site visit would be landscaped and managed by the applicant under the s106 agreement. It was also confirmed that replacement boundary fencing would be secured under condition.
- Clarification was sought on the CIL charging rate for the scheme in recognition of plans underway to introduce a revised charging schedule. Officers confirmed the rate applied would be that in force at the time of determination of the application

i.e. the current rate as plans for a revised charging regime were currently out for consultation.

- Officers confirmed an error in the wording to condition 16 which should read 'details of which must include the servicing of the ~~commercial/healthcare unit~~ nursery/community centre'.
- Clarification was sought over the number of storeys of the new scheme. Officers advised that this covered a range including 1-3 storey town houses, 2 storey community centre and 2x 4 storey and 1x 5 storey residential blocks.
- Further details were sought on the land swap arrangements. Officers advised that the new area would be landscaped to form part of the park, with a new fence to the adjacent boundary.
- Concerns were raised that the orientation of the scheme would constitute a diminution of the parkland. Officers outlined their view that the scheme would compliment and extend the park, with the new blocks 'dressing' the park, a fairly common planning approach. Additional benefits would include 3 new entrances to the park, a new community building and high quality landscaping within the scheme which would reflect the park.
- Concerns were raised that the occupation of the 1 bed units by a couple would render them non compliant with London Plan minimum space standards. Officers advised that the units exceeded the 37m<sup>2</sup> one person one bed minimum space standard and that the number of future occupants could not be regulated through the planning system.

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

- Concerns were raised over the principle of diverging from Local Plan policies in terms of significant factors such as the housing mix and design.
- The rear elevation facing adjacent properties on Keston Road was of poor design with no articulation to mitigate the impact.
- Concerns were raised over the potential for the pocket units to be occupied by couples, potentially with children, instead of the targeted single occupants and the resultant risk of overcrowding. The high income threshold levels required by purchasers of the affordable units would increase the likelihood of occupation by couples and would still be unaffordable for local Tottenham residents.
- Over 300 objections had been submitted in response to the application including from the fire brigade and local school.
- The gifting of public land to a private sector developer to construct unaffordable housing was a concern.

The Cabinet Member for Housing, Regeneration and Planning addressed the Committee and outlined the demand within the borough for all types of housing as set out in the Housing Strategy including intermediate and affordable homes. The scheme would provide 78% affordable housing which due to the pocket living concept, would be secured in perpetuity. The concept was supported by the Mayor, with schemes in place in a number of London boroughs. A much needed new community centre and nursery would also be provided as part of the development.

The applicant and two supporters addressed the Committee and raised the following points:

- The scheme would provide 126 new homes, including a high level of affordable housing above target for the site as well as a new community centre.
- Issues identified with access arrangements for fire vehicles to the site had now been resolved.
- Across the current pocket living portfolio, overall occupation had been calculated at 89% single occupancy, with the remainder by couples.
- The scheme had been considered by the Quality Review Panel (QRP) and the GLA, and had been subject to wide consultation, with amendments made as a result including a reduction in height from 6 storeys.
- A prospective future occupant of the scheme outlined that the pocket living concept would potentially allow her to move out of insecure, often poor quality private rented housing and have the opportunity to own her own property within the borough.
- A representative from the Goan Community Centre outlined the benefits of the provision of a new building as the current was in disrepair and not fit for purpose. A new building would allow the extension of the events programme currently offered to the benefit of the whole community.

The Committee raised the following points regarding the representations received:

- Clarification was sought on the differences apparent between the CGI images provided by the objectors and those within the officer report. The applicant advised that the images within the agenda pack were verified views generated using standard methodology and as such were highly accurate. A number of factual inaccuracies were identified within the images provided by the objectors.
- Clarification was sought from the applicant regarding the design of the rear elevation in light of concerns over its appearance to adjacent properties on Keston Road. The applicant advised that the elevation had been designed to minimise the visual impact and maximise light to the rear gardens including design features such as stepped articulation away from the neighbouring properties, the use of roof windows etc.

The Chair moved the recommendation of the report and it was

## **RESOLVED**

- That planning application HGY/2016/3309 be approved 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.
- That the s106 Legal Agreement referred to 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
- That, following completion of the agreement referred to above within the time period provided for above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

- That delegated authority be granted to the Assistant Director 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.

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 nursery/community centre 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 XCO<sub>2</sub> 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 (CO<sub>2</sub>) 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 NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 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](http://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.

## **7. COPPETTS WOOD HOSPITAL, COPPETTS ROAD, N10 1JN**

The Committee considered a report on the application to grant planning permission for the demolition of all existing buildings and redevelopment to provide 80 residential units (C3 use), comprising: 69 flat apartments across 3 building blocks rising from 3 and 4 storeys to part 5 and 6 storeys and 11 houses, rising from 2 to 3 and a half storeys, together with associated infrastructure, vehicular and cycle parking (subterranean and ground), public realm and landscaping works. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to s.106 and s.278 Legal Agreements.

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

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

- The principle of the development of the site was accepted but the design was unsatisfactory in terms of scale, height and the lack of retention of local historic features including demolition of the administration building.

- Responses submitted during the consultation period had not been given sufficient consideration.
- The scheme would not preserve the important local heritage of the site, and diverged from the previous permission granted in 2009 which secured the retention of the administrative building onsite. The clock tower removed for preservation purposes should also be reinstated.
- The 6 storey blocks would be out of character with the surrounding area.
- The parking provision on site was insufficient and would exacerbate existing pressures in the area, particularly on Osier Crescent, in light of the low public transport accessibility of the site. A planning application for a new development on the opposite side of the road in Barnet proposed a higher ratio of parking space provision in reflection of the challenges of the location.
- There was insufficient primary school place capacity within the local area to support the additional children to be housed in the development.

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

- Further clarification was sought from the transport officer on concerns raised regarding car parking provision onsite. The officer outlined that the high car parking pressures in the surrounding area had been taken into account, resulting in a maximisation of the number of car parking spaces onsite in excess of that required under the Council's parking standards in order to reduce the impact of displacement parking. Provision was considered to be appropriate for the area and reflected projected demand.
- Assurances were sought over the management of pressures on primary school spaces in the area. Officers advised that the 2016 school place planning report identified surplus capacity in the primary schools in the area and plans being developed to deliver sufficient secondary school places.
- Concerns were raised over the potential overdevelopment of the site, with the number of units proposed exceeding that set out within the site allocations policy. Officers reiterated that a minimum level for the site was set out in the policy and that the density was considered acceptable based on a design led assessment of the application.
- Concerns were raised regarding the low PTAL rating of the scheme. Officers advised that the site was served by 4 bus routes in the immediate vicinity and that TfL had confirmed there was sufficient capacity on the bus infrastructure.
- In response to a question, the applicant advised that the basement car parking spaces would be serviced by a lift.
- Clarification was sought on the lack of retention of onsite heritage assets. The conservation officer outlined that these were non designated and as such could be removed. Retention was challenging as integration within the new design would be out of context.
- Further explanation was sought on the officer decision to accept the demolition of the administrative building contrary to the view of the QRP. Officers outlined the challenges in converting the building to residential and had taken the view that demolition would facilitate the comprehensive redevelopment of the site and permit the delivery of 21 additional units.



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

- The site was currently neglected, had no active frontage and was accessed off Osier Crescent.
- The scheme would provide new housing including high demand larger family units and affordable housing, high quality amenity space, improved site layout with no decrease in the number of trees currently onsite.
- The site was not located within a Conservation Area and existing buildings were not locally or statutorily listed. Retention of the heritage assets including the admin building was not viable due to significant disrepair and subsidence and the difficulties in conversion to residential.
- The height, bulk and mass of the scheme was inline with surrounding properties.
- The applicant was not aware of the location of the clock tower which had been removed prior to the purchase of the site.

In response to a question, the applicant confirmed that the affordable rent levels would vary according to unit size from 62% market rent for one bed units to 50% for 4 bed units. The remainder of units would be shared ownership, requiring the purchase of a minimum 35% share.

The Chair moved the recommendation of the report and it was

## **RESOLVED**

- That planning application HGY/2016/3482 be approved and that the Head 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.
  - That the s106 Legal Agreement referred to above is to be completed no later than 31<sup>st</sup> March 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in his/her sole discretion allow; and
  - That, following completion of the agreement referred to above within the time period provided for above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
  2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:  
2702\_20\_001 Rev. 1, 002, 004 Rev. 1, 101, 102 Rev. 2, 103 Rev. 2, 104 Rev. 2, 105 Rev. 2, 106 Rev. 2, 107 Rev. 2, 108 Rev. 2, 109 Rev. 2;  
2702\_20\_300 Rev. 1, 301, 302 Rev. 1, 303 Rev. 2, 304 Rev. 2, 305 Rev. 2  
(October 2016 – to be checked), 306 Rev. 1, 307 Rev. 1, 308 Rev. 1, 309;

2702\_20\_500 to 510, all Rev. 3;  
AQ1;  
IA-395-LGA-P-01, 02;  
IA-395-TP-P-01;  
S15-289-200, 201;  
16008/07.

Supporting documents also approved:

Design and Access Statement dated July 2016, Planning Statement (by Savills), Statement of Community Involvement dated July 2016, Bat Emergence Survey dated June 2016, Bird Breeding Survey dated June 2016, Reptile Survey dated May 2016, Site Wide Sustainable Drainage Strategy (Revision: X2 – Ref. J2393-Doc-06), Daylight and Sunlight report dated August 2016, Basement Impact Assessment (Including Site Investigation) (Revision: X1 – J2393-Doc-07), Air Quality Assessment dated September 2016, Transport Assessment dated September 2016, Travel Plan dated September 2016, Environmental Noise Survey and Noise Impact Assessment Report dated October 2016, Water Management Statement dated October 2016; Phase II Site Investigation Report dated July 2016; Heritage Statement dated September 2016; Biodiversity Strategy dated September 2016, Landscape Design Statement dated September 2016, Ecological Assessment dated June 2016, Arboricultural Implications Assessment & Arboricultural Method Statement dated July 2016, Thermal Comfort Assessment dated September 2016, Energy Report dated September 2016, Block E South Elevation / Site Entrance Sketch (dated December 2016), Surface Water Exceedence Flow Path mark-up drawing dated 22<sup>nd</sup> November 2016.  
Reason: In order to avoid doubt and in the interests of good planning.

3. Details of finishing materials to be used for the external surfaces of the development (including samples) shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Brick treatments shall be demonstrated to be appropriately variegated. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Details of the finishing treatments for site boundaries and amenity screens shall also be provided as appropriate.  
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
4. Prior to the commencement of the development hereby approved the applicant shall submit a heritage management strategy to the Local Planning Authority for its written approval that describes, with reference to the submitted Heritage Statement, how the historic elements of the existing site will be retained, restored and reused in the approved development as appropriate. In particular, the strategy shall:
  - describe how the iron railings to the east of the site are to be retained and restored;
  - consider the restoration and relocation within the application site of the main entrance doorway surround of the administration building;

- describe how, and to what degree, tiles within the administration building will be reused in building entrance lobbys;
- consider all other reasonable heritage retention/reused possibilities and describe how and to what degree they will be implemented.

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

Reason: In order to respect local heritage and therefore to comply with Paragraph 135 of the NPPF and Policy SP12 of the Core Strategy.

5. The applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval three months prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Coppetts Road, Osier Crescent and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.  
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.
6. Prior to the commencement of the development hereby approved the applicant is required to submit to the Local Planning Authority for its written approval Delivery and Service Plan (DSP), details of which must include servicing of the residential units including facilities to collect deliveries for residents when they are out via concierge or parcel drop.  
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation
7. Prior to occupation of the development hereby approved, 20% of car parking shall be provided with electric vehicle charging infrastructure, with a further 20% allocated for passive provision.  
Reason: To provide residential charging facilities for Electric Vehicles and to encourage the uptake of electric vehicles consistent with Policy 6.13 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
8. Prior to the commencement of the development hereby approved the type of cycle parking to be provided shall be submitted to and agreed in writing by the Local Planning Authority, in discussion with Transport for London. A minimum 5% of cycle spaces should be suitable for enlarged cycles and the type of stand proposed must be clarified. The recommendations and requirements of the London Cycle Design Standards document should be followed.  
Reason: In accordance with Policy 6.3 of the London Plan.
9. 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: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

10. The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

11. No development shall take place on site 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 thereafter be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

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

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory

setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

12. Prior to the commencement of works on site a meeting must be specified and attended by all interested parties, (e.g. Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees and discuss any construction works that may impact on the trees. Robust protective fencing / ground protection must be installed under the supervision of the Consultant Arboriculturist, prior to the commencement of demolition and retained until the completion of construction activities. It must be designed and installed as recommended in the Arboricultural method statement. The tree protective measures must be inspected or approved by the Council Arboriculturist, prior to the commencement of demolition. The tree protective measures must be periodically checked the Consultant Arboriculturist and reports made available to the Council Arboriculturist. All construction works within root protection areas (RPA) or that may impact on them, must be carried out under the supervision of the Consultant Arboriculturist.  
Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
13. No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.  
Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.
14. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no development with Classes A-G of Schedule 2 Part 1 of that Order 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 consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
15. The development hereby approved shall be designed to Secured by Design Sections 2 and 3 Compliance.  
Reason: To ensure that the proposed development meets the Police standards for the physical protection of the building and its occupants. and to comply with Haringey Local Plan 2013 Policy SP11.

16. The development must be constructed in accordance with the energy efficiency standards as set out in the approved Energy Strategy, by CalfordSeaden, dated September 2016.

<b>Building Element</b>	<b>Proposed specification for the development (u-values)</b>
External walls	0.15 (flats) 0.14 (houses)
Roof	0.18 (flats) 0.13 (houses)
Ground floor	0.13
Windows	1.2
Air tightness	4 m <sup>3</sup> /hr/m <sup>2</sup> for houses 5 m <sup>3</sup> /hr/m <sup>2</sup> in the flats

The development shall then be constructed and deliver the U-values set out in this document, thereby achieving the agreed carbon reduction of 3.3% beyond Building Regulations 2013 with a carbon saving of 3.3 tonnes. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted to and approved in writing by the local planning authority within 6 months from completion of works on site. This report will 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.

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

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

17. All combination gas boilers that are to be installed in the 11 houses on the site are to have a minimum SEDBUK rating of 91%. The boilers shall also have dry NOx emissions not exceeding 20 mg/kWh @0% O<sub>2</sub>. The applicant will demonstrate compliance by supplying installation specification documents within 3 months of completion of works on site. Once installed they shall be operated and maintained as such in perpetuity.

Reason: To comply with London Plan Policies 5.2 and 7.14, Local Plan Policy SP:04 and GLA SPG Sustainable Design and Construction.

18. Details shall be submitted to and approved in writing by the Local Planning Authority at least 6 months prior to any works commencing on site in respect of the site boiler facility and associated infrastructure, which will serve heat and hot water loads for all the flats on the site. The details shall include:

- a) a review of the feasibility of connection to neighbouring sites (specifically the school to the north)
- b) location of the single energy centre which will contain all required plant;
- c) specification of equipment (including thermal storage, number of boilers and floor plan of the plant room);
- d) flue arrangement;
- e) operation/management strategy;
- f) the route and connections from the energy centre into all other blocks (from the basement of Block F into all units of blocks A, B, C, D and F; and

- g) 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 installation of the boiler facility and associated infrastructure shall be carried out strictly in accordance with the details so approved, and shall be fully installed and operational prior to the first occupation of the development. The facility/infrastructure shall be maintained as installed thereafter.  
Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with London Plan policy 5.7 and Local Plan Policies SP:04 and DM 22.

19. Prior to commencement of the development details of the communal boiler must be submitted to and approved in writing by the Local Planning Authority including evidence to show that the chimney stack/flue will be at a sufficient height and discharge velocity etc to disperse the exhaust emissions. The communal boilers to be provided for space heating and domestic hot water shall have dry NO<sub>x</sub> emissions not exceeding 40mg/kWh of dry NO<sub>x</sub> (at 0% O<sub>2</sub>). An Air Quality Neutral calculation for 'building emissions' shall also be provided.  
Reason: To Comply with Policy 7.14 of the London Plan, the GLA SPG Sustainable Design and Construction, and to protect local air quality.

20. The applicant will install the renewable energy technology (PV Solar Panels) as set out in the document Energy Strategy, by CalfordSeaden, dated September 2016. This renewable technology will deliver a carbon saving of through the generation of 75.9kWp of electricity to the development site. Should the agreed target not be able to be achieved on site through energy measures as set out in the aforementioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

Reason: To comply with London Plan Policy 5.7. and Local Plan Policy SP:04

21. The applicant must deliver the sustainability assessment as set out in the Energy Strategy, by CalfordSeaden, dated September 2016. The development shall be constructed in strict accordance of 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 the local planning authority for its written approval within 6 months of completion on site.

In the event that the development fails to achieve the agreed rating for the whole development, a full schedule and costs 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 in accordance with London Plan (2011) polices 5.1, 5.2,5.3 and 5.9 and policy SP:04 of the Local Plan.

22. Prior to the commencement of development on site details of the living roof shall submitted to and approved in writing by the local authority. The submitted details will include the following:

- a. A roof(s) plan identifying where the living roofs will be located (Blocks A, B, C, D, and F);
- b. Confirmation that the substrates depth range of between 100mm and 150mm across all the roof(s);
- c. Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- d. Details on the diversity of substrate types and sizes;
- e. Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- f. Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- g. Details of the location of log piles / flat stones for invertebrates;

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

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

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

23. Prior to commencement of works on site details of the living wall on Block F facing the Pocket Green, shall submitted to and approved in writing by the local authority. The submitted details will include the following:

- a. Plan(s) identifying where the living walls will be located and what surface area they will cover;
- b. Details on the substrate depths across the walls;
- c. Details on the diversity of substrate types and sizes;
- d. Details on the range of native plant species to benefit native wildlife. The living wall will not rely on one species of plant life such as Sedum (which are not native);



- e. Details of the watering regime and commentary on how this will be sustainably watered in the future.

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

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and screening for the development. In accordance with Policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local plan policy SP:05 and SP:13.

24. The Biodiversity features as set out in Coppetts Wood Biodiversity Strategy dated 16th September 2016, by Ireland Albrecht, must be delivered as part of the development hereby approved. This will include:

- The incorporation of at least 15 bird boxes into the northern side of the development buildings and neighbouring trees;
- The incorporation of at least 8 bat boxes into the northern side of the development buildings and neighbouring trees.

The development shall then be constructed in strict accordance with these details, and the developer shall provide evidence of these measures being installed to the local planning authority no later than 3 months 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 costs 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.

25. To demonstrate that there is minimal risk of overheating, the results of dynamic thermal modelling (in respect of London's future temperature projections) for internal spaces will be submitted to and approved in writing by the Local Planning Authority 6 months prior to any works commencing on site. Any measures required to mitigate overheating shall be operational prior to the first occupation of the development hereby approved. The 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 passive ventilation) to ensure adaptation to higher temperatures are addressed and the units do not overheat. Air Conditioning will not be supported unless exceptional justification is given. Once approved the development shall be constructed in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: London Plan Policy 5.9 and Local Plan Policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.

26. Before development commences other than for investigative work:

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

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

Reason: London Plan Policy 5.9 and Local Plan Policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.

27. To demonstrate that there is minimal noise disturbance to future residents of the proposed properties, the applicant shall submit a report to be approved in writing the Local Planning Authority that considers the installation of noise mitigation measures identified in the detailed Environmental Noise Survey and Noise Impact Assessment Report by Hann Tucker Associates and provides them where possible.

Once approved the development shall be constructed in accordance with the approved details and maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.  
Reason: To comply with emerging Policy DM1 of the Local Plan.

28. No works shall be carried out on 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 Dust and Emissions Control SPG and shall also include a Dust Risk Assessment.  
Reason: To comply with Policy 7.14 of the London Plan.

29. No works shall commence on site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO<sub>x</sub> and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.  
Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

### **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 : Based on the information given on the plans, the Mayoral CIL charge will be £173,767 (4,039.7 sqm x £35 x 1.229) and the Haringey CIL charge will be £1,128,328.61 (4.39.7sqm x £265 x 1.054).

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

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

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

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

INFORMATIVE : Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) to determine if a building over / near to agreement is required.

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

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

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

INFORMATIVE: The development hereby approved shall be completed in accordance with the associated Section 106 & Section 278 agreements.

## **8. LAND NORTH OF MONUMENT WAY AND SOUTH OF FAIRBANKS ROAD N17**

The Committee considered a report on the application to grant outline planning permission for the development of the site to create 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories (appearance, landscaping, layout and scale are reserved). The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to s106 Legal Agreement.

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

An objector to the scheme addressed the Committee and made the following points:

- The overshadowing report had been based on 3 and 4 storey blocks when the proposed blocks would vary from 4-5 storeys in height.
- Concern was raised that 11 neighbouring dwellings would be negatively impacted by the development in experiencing a loss of daylight and sunlight to habitable rooms below BRE standards. Overshadowing would also result to the gardens of a number of neighbouring properties.
- The scheme would be overbearing, with a scale out of character to the surrounding predominantly 2 storey housing and which would cause overlooking to the rear gardens of neighbouring properties.
- A wall and established vegetation currently served as a buffer to traffic noise from Monument Way and which would be removed with the building of the scheme.

The Committee sought clarification from officers regarding the objections raised to the sun and daylight impact of the scheme on neighbouring properties. In response, it was advised that BRE standards were based on suburban, low density development patterns and as such were challenging to achieve in an urban context, particularly London, as recognised under the Mayor's Housing SPG. Five neighbouring properties would experience noticeable losses in terms of sun or daylight but that this was considered acceptable including as the properties in question were dual aspect. 11 properties would experience a loss of sunlight to rear gardens.

In response to a question, officers advised that a detailed noise assessment would be secured by condition to ensure appropriate noise mitigation was implemented.

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

- The site was a sustainable location for residential development as it adjoined the new town centre boundary.
- The QRP were broadly in support of the scheme.
- The development would be car free, with current parking spaces on site reprovided.
- The impact of the development on a number of neighbouring properties in terms of loss of day and sunlight was acknowledged but considered acceptable and minimised wherever possible.
- The scheme contained a smaller number of units than that proposed within the wider masterplan for the area in response to feedback received during the consultation to allow the scheme to feel part of the existing estate.
- Consideration would be given to noise mitigation in relation to boundary treatments.

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

- Clarification was sought as to why outline instead of full planning permission was being sought. The applicant advised that this had been at the advice of the Council to avoid the requirements of the government's starter homes initiative and to maximise the number of affordable rented units delivered.
- Concern was raised over the loss of open space currently onsite which would not be fully mitigated with the provision of a pocket park. It was advised that on balance officers considered this acceptable in light of the wider public realm investment planned in the area including to Chesnut Park.
- Clarification was sought on the reason that only one type of affordable housing was proposed for the site. Officers advised that this was inline with the portfolio approach taken for sites within the wider Tottenham Hale Housing Zone in order to achieve a more strategic overall delivery target and housing mix.
- In response to concerns raised regarding air quality, particularly nitrogen dioxide levels for the new development, it was advised that mitigation measures would be incorporated under condition.

Cllr Bevan put forward a motion, seconded by Cllr Beacham, to refuse the application on the grounds of overdevelopment, daylight and sunlight impacts and air quality. At a vote, the motion fell.

The Chair moved the recommendation of the report and it was

## **RESOLVED**

- That outline planning application HGY/2016/2184 be approved 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 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- That the legal agreement referred to above be completed no later than 1<sup>st</sup> March 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and

- That, following completion of the agreement referred to above within the time period provided for above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.

1) Time limits for Reserved Matter (LBH Development Management)

All applications for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the Local Planning Authority no later than the expiration of 3 years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:

- a) The expiration of three years from the date of this permission OR
- b) The expiration of two years from the final date of approval of any of the reserved matters.

Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2) Discharge of Reserved Matter (LBH Development Management)

This permission is granted in OUTLINE, in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters:

- (a) appearance;
- (b) landscaping;
- (c) layout; and
- (d) scale.

Full particulars of these reserved matters, including plans, sections and elevations and all to an appropriate scale, and any other supporting documents shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars.

Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

3) Development in Accordance with Approved Plans (LBH Development Management)

The OUTLINE development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Those being:

Proposed Ground Floor Plan (16017\_00\_07\_010); Proposed Site Plan( 16017\_00\_07\_004); Proposed Building Heights (1601700\_07\_003)

Reason: For the avoidance of doubt and in the interests of proper planning.

4) Total Quantum of Residential Development (LBH Development Management)

The number of dwellings to be developed on the application site shall not exceed 54.

Reason: To ensure the development is carried out in accordance with the plans and other submitted details and to ensure the development is within the parameters assessed.

5) Fixed Building Heights (LBH Development Management)

Any application for reserve matters submitted shall include details of existing site levels and detailed heights of all proposed buildings on the site in conformity with the Proposed Building Heights (1601700\_07\_003)

Reason: In the interests of proper planning and to protect the amenity of the locality.

6) Dwelling Mix (LBH Development Management)

Any application for reserve matters submitted shall provide the following mix of dwellings: 12 one-bedroom dwellings, 24 two-bedroom dwellings and 18 three-bedroom dwellings, unless there is a demonstrable need for an alternative mix of dwellings at the time of application.

Reason: to ensure mixed and balanced communities

7) Construction Management Plan (CMP) and Construction Logistics Plan (CLP) (LBH Transportation)

Prior to the commencement of the development, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted in writing to and for approval by the Local Planning Authority. The Plans shall provide details on how construction work (including demolition) would be undertaken in a manner that disruption to traffic and pedestrians is minimised. It is also required that construction vehicle movements be carefully planned and co-ordinated to avoid the AM and PM peak periods. The development will thereafter be implemented in accordance with the approval.

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

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

8) Reserve Matters – Transportation Details (LBH Transportation)



Detailed plans and drawings with respect to the matters reserved for subsequent approval shall include details of the proposed access roads and landscaping, including the location of the existing cycle track and bus shelter, shall be submitted to and approved in writing by the Local Planning Authority; such drawings to show method of construction, traffic calming measures, drainage, street lighting, kerb alignment, levels, areas of highway visibility and surface treatment. No part of the development shall be occupied until the works of construction have been carried out in accordance with the drawings so approved.

Reason: In the interests of proper planning and to protect the amenity of the locality.

9) Reserve Matters – Parking Layout (LBH Transportation)

Any application for reserve matters related to layout shall demonstrate car parking space in general conformity with the plans attached to Condition 3 above. The spaces shown reserved for parking of cars shall be used for or available for such use at all times.

Reason: to protect the amenity of adjoining occupiers.

10) Car Parking Management Details (LBH Transportation)

Details of a scheme for the management, maintenance and enforcement of car parking within the development shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any part of the development is first occupied and the parking areas shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by or on behalf of the Authority.

Reason: to protect the amenity of adjoining occupiers and prevent obstruction on the highway.

11) Cycle Parking Details (LBH Transportation)

Any application for reserve matters related to layout shall be accompanied by arrangements for cycle storage (including means of enclosure for the area concerned where necessary) in conformity with relevant London Plan standards.

Reason: To ensure that adequate cycle storage facilities are provided.

12) Electric Vehicle Charging Points Details (LBH Transportation)

Any application for reserve matters related to layout shall provide details of electric vehicle charging points in conformity with relevant London Plan policy and guidance.

Reason: To promote sustainable travel.

13) Wheelchair Dwelling (LBH Development Management)

At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2010 as amended) in conformity with Design and Access Statement, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure inclusive and accessible development

#### 14) Child Play Space Strategy (LBH Development Management)

Any application for reserve matters relating to layout shall be accompanied by a Child Play Space Strategy. The Strategy shall demonstrate how child play space provision will be accommodated on and off the site in conformity with benchmarks on contained in the London Plan SPG: Shaping Neighbourhoods: Play and Informal Recreation. The strategy shall be implemented prior to the occupation of the development for residential purposes.

Reason: to ensure high quality development.

#### 15) Boundary Treatments (LBH Development Management)

Any application for reserve matters relating to landscaping shall include details of the proposed boundary treatment, including the re-provision of treatment along Monument Way, in accordance with approved pedestrian site accessed. The details shall demonstrate appropriate retention of existing landscaping as required and a high quality of design.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers

#### 16) Hard and Soft Landscaping (LBH Development Management)

Any application for reserve matters relating to landscaping shall provide;

Details of hard landscaping works to include:

- vehicle and pedestrian access and circulation areas
- hard surfacing materials
- minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.)
- proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc) including details of the re-located sub-station on the site.

Details of soft landscape works which shall include:

- planting plans

- a full schedule of species of new trees and shrubs proposed to be planted (in addition to those trees required to be planted as per the re-planting condition above)
- 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; and
- an implementation programme.

Reason: to protect the amenity of the locality and ensure high quality landscaping.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

#### 17) Drainage (LBH Senior Drainage Engineer)

The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

18) Impact Piling Method Statement (Thames Water)

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: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

19) Tree Re-planting Plan (LBH Development Management)

Any application for the approval of reserve matters related to landscape shall include a Tree re-planting plan. The plan shall be in general accordance with the document Arboricultural Impact Assessment prepared by agb Environmental dated October 2016 and address the loss of amenity arising by proposing the re-planting of 20 in appropriate locations across the site.

Reason: to protect the amenity of the locality.

20) Tree Protection Method Statement (LBH Tree & Nature Conservation)

Any application for reserve matters related to landscape and layout shall be accompanied by a Tree Protection Method Statement (TPMS), in general accordance with the recommendations in document Arboricultural Impact Assessment prepared by agb Environmental dated October 2016 (and accompanying tree protection drawings) for consideration and determination by the local planning authority. The TPMS shall additionally provide:

- The frequency of periodic inspections of the installed tree protection measured to be undertaken by the Consultant Arboriculturist during the development process.
- Confirmation all construction works within identified root protection areas (or areas that may impact on them) must be carried out under the supervision of the Consultant Arboriculturist.

The approval shall be implemented prior to the commencement of any tree works on the site and maintained until the development works are complete, and any associated tree protection works shall be removed as soon as is practicable when no longer required.

Reason: In order to safeguard the trees in the locality.

21) Tree Protection Site Meeting (LBH Tree & Nature Conservation)

Prior to any trees works on the applicant site (including tree removal), a Tree Protection Site Meeting shall occur. The meeting shall be attended by the Site manager, the Consultant Arboriculturist, the Council Arboriculturist and all relevant contractors. The meeting shall confirm all the protection measures in line with the approved Tree Protection Scheme, and discuss any construction works that may impact on the trees.

Reason: In order to safeguard the trees in the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

22) Inspection of Tree Protection Measures (LBH Tree & Nature Conservation)

Prior to any works on the application site, the installed tree protection measures as approved in the Tree Protection Scheme must be inspected and approved by the Council's Arboriculturist.

Reason: In order to safeguard the trees in the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

23) Ecological Improvement Implantation Plan (LBH Development Management)

Any application for reserve matters related to landscaping and layout shall be accompanied by an Ecological Improvement Implantation Plan for consideration and determination by the local planning authority. The plan shall proposed ecological measures in broad conformity with the document Ecological Appraisal prepared by abg Environmental dated September 2016 inline with the National Planning Policy Framework requirements for nature conservation. The development shall thereafter be implemented in accordance with the approved plan(s).

Reason: to protect ecological amenity.

24) Noise Mitigation – (LBH Development Management)

Any application for the approval of reserve matters related to layout, appearance and scale shall be accompanied by a detailed noise assessment in broad conformity with the document Noise Assessment prepared by Cass Allen Associated dated August 2016, that proposes suitable glazing and ventilation systems to for the approved units ensure the noise impacts to internal habitable rooms are in conformity with BS8233:2014. The noise assessment shall also propose noise mitigation for rear gardens in conformity with the document.

Reason: to ensure high quality residential development

25) Secure by Design Details (Metropolitan Police Secure By Design Officer)

Any application for reserve matters shall be accompanied by details of the measures to be incorporated into all the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included. The applicant shall demonstrate these details have been considered in consultation with the Metropolitan Police Designing Out Crime Officers.

Reason: To create safe and sustainable communities

26) Waste Management Details (LBH Development Management)

Any application for reserve matters relating to layout and landscaping shall provide details for the collection and storage of waste and recycled materials for approval by the local planning authority. The details shall demonstrate sufficient on site capacity for the storage of both residential waste and recycled materials and provide the details of a cleaning plan in general conformity with Policy DM4. The development shall thereafter be implemented in accordance with the approval.

Reason: To protect the amenity of the locality.

27) Feasibility of the Connection to a District Energy Network (LBH Development Management)

Any application for the approval of reserve matters related to layout shall provide a feasibility study showing how the scheme shall connect, or demonstrational justification as to why it cannot connect, to a district energy network serving the local area. The study shall be authored by a suitable qualified person and make reference to viability where required and thereafter shall be implemented in accordance with the approval.

Reason: To mitigate the impacts of climate change to assess a future district energy connection.

28) Feasibility of the provision of a Single Boiler System (LBH Development Management)

Any application for the approval of reserve matters related to layout shall be accompanied by a feasibility study showing the provision of a single boiler facility for the development hereby approved and associated infrastructure, which will serve all heat and hot water loads for all the units on the site communally. If provision is feasible, the study shall include:

- a) location of the possible energy centre;
- b) specification of equipment and location within the energy centre;
- c) flue arrangement;
- d) an operation/management strategy; and
- e) the method of how the facility and infrastructure may 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 pipe link to the highway)

If provision is not feasible this shall be justified. The study shall be authored by a suitable qualified person and make reference to viability where required.

If domestic boilers are proposed, the details shall demonstrate that the boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh.

Reason: To mitigate the impacts of climate change to assess a future district energy connection.

29) PV Panels Details - Reserve Matters (LBH Development Management)

Any application for the approval of reserve matters related to appearance and layout shall include details of rooftop Photovoltaic (PV) solar panels in general conformity with the document "Energy Statement for Monument Way" by XCO2, dated September 2016. The details shall demonstrate delivery of 40kWp of energy to the development site.

Reason: To mitigate the impacts of climate change.

30) Code for Sustainable Homes – Post Construction Certificate (LBH Carbon Management LBH)

At least 6 calendar months following the substantial completion of the development hereby approved, a Post Construction Certificate (or other relevant evidence where required) confirming a rating of Code Level 4 of the Code for Sustainable Homes has been achieved, shall be submitted in writing to and for approval by the Local Planning Authority. The relevant Code Level shall be maintained thereafter.

Reason: in the interests of energy efficiency and to mitigate the impacts of climate change.

31) Code for Sustainable Homes – Remedial Details or Cost Agreement (LBH Carbon Management)

In the event that the development does not achieve Code Level 4 of the Code for Sustainable Homes 6 calendar months following the substantial completion of the development, AND unless a written offset cost agreement (including the cost of management fees) is secured with the Local Planning Authority, details of remedial works to achieve the relevant Code Level shall be submitted in writing to and for approval by the Local Planning Authority. The details (if required) shall be submitted 8 calendar months following the substantial completion of the development and the remedial works shall be implemented in accordance with approved details, and maintained thereafter.

Reasons: To mitigate the impacts of climate change.

### 32) Dynamic Thermal Modelling Details (LBH Development Management)

Prior to the commencement of the development the results of a CIBSE TM49 Dynamic Thermal Modelling (using London's Future Weather Pattern and central urban environment) shall be submitted in writing to and for approval by the Local Planning Authority.

The results shall demonstrate that 1) all unit layouts approved at the reserve matters stage have passed assessment; 2) the development poses a limited risk for overheating; and 3) all appropriate measures have been installed to minimize this risk. The details shall include design measures and explore the feasibility external solar shading and passive ventilation. The development shall be constructed in accordance with approved details and maintained thereafter.

Reason: to mitigate the impacts of climate change and ensure sustainable development.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

### 33) Land Contamination 1 (LBH Environmental Health)

Before development commences other than for investigative work:

a) Using information obtained from the Phase 1 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 approval in writing.

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

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

### 34) Land Contamination 2 (LBH Environmental Health)

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.

35) Revised Air Quality Assessment (LBH Environmental Health)

Prior to the commencement of the development, a revised air quality assessment (including an Air Quality Neutral assessment) taking into account the comments in the Air Quality Assessment by XCO2 Energy dated September 2016, shall be submitted in writing to and for approval by the Local Planning Authority. The revised assessment shall propose a mechanical ventilation system for the development to mitigate air quality impacts. The development shall be constructed in accordance with the approved details, and maintained thereafter.

Reason: To mitigate air quality impacts

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

36) AQMA – Details of Traffic Related Impacts (LBH Development Management)

Any application for the approval of reserve matters related to layout shall provide an assessment of the requirement to provide details of traffic-related impacts in the vicinity of an Air Quality Management Area (AQMA). The assessment shall be in conformity with Environmental Protection UK (EPUK)/IAQM planning guidance in relation to anticipated construction and/or operational flows of the development hereby approved.

Reason: to protect local air quality

37) Air Quality and Dust Management Plan (AQDMP) (LBH Environmental Health)

Prior to the commencement of the development, an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall be submitted in writing to and approved by the Local Planning Authority. The plan shall be in accordance with the London Plan SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. The Plan shall be implemented as approved and be maintained for the construction phase of the development.

Reason: To protect local air quality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

38) Considerate Constructors Scheme (LBH Environmental Health)

Prior to the commencement of the development, the site or Contractor Company shall register with the Considerate Constructors Scheme. Written Notification of registration shall be sent to the Local Planning Authority and the construction phase of the development shall be in accordance with the Scheme.

Reason: To protect the amenity of the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

39) Plant and Machinery – EU Directive (LBH Environmental Health)

All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM.

Reason: To protect local air quality

40) NRMM – Registration and Notification to LPA (LBH Environmental Health)

Prior to the commencement of the development, all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall be registered at <http://nrmm.london/>. The Local Planning shall be notified in writing of registration.

Reason: To protect local air quality

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

41) Inventory of NRMM during Development

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

Reason: To protect local air quality

42) Revised Daylight/Sunlight Assessment (LBH Development Management)

Any application for the approval of reserve matters related to layout and scale shall be accompanied by a revised daylight/light assessment. The assessment methodology shall be BRE complaint and address the any updated layout matters from the outline application stage.

Reason: to protect the amenity of adjoining occupiers.

43) Details of Central Dish/Receiving System (LBH Development Management)

Any application for reserve matters related to appearance shall provide details of a Central Satellite Dish/Receiving System for the residential units. The system shall minimise the appearance of any antenna proposed to be affixed to the buildings and have regard to the visual amenity of adjoining occupiers

Reason: to protect the amenity of the locality.

44) Individual Satellite Dishes or Television Antennas Precluded (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting the approved central dish/receiving system approved pursuant to the "Central Dish/Receiving System" condition above.

Reason: to protect the amenity of the locality.

INFORMATIVES

1) Working With the Applicant (LBH Development Management)

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) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.

2) Hours of Construction Work (LBH Development Management)

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

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

3) Party Wall Act (LBH Development Management)

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

4) Designing Out Crime – Certified Products (Metropolitan Police)

INFORMATIVE: In meeting the requirements of Approved Document Q pursuant to the building regulations, the applicant may wish to seek the advice of the Police Designing Out Crime Officers (DOCOs) concerning certified products. The services of the Police DOCOs are available free of charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813.

5) Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres. (Thames Water)

INFORMATIVE: 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](http://thameswater.co.uk/buildover).

6) Attenuation of Storm Flows. Combined Sewer drain to nearest manhole. Connection for removal of ground water precluded. Approval required for discharge to public sewer. (Thames Water)

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

7) Minimum Pressure and Flow Rate from Pipes (Thames Water)

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

8) Water Main Crossing Diversion (Thames Water)

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

9) Large Water Main (Thames Water)

INFORMATIVE Thames Water There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

10) Sprinkler Installation (London Fire Brigade)

INFORMATIVE: This authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs 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 sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

11) Asbestos Survey (LBH Environmental Health)

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

12) Naming of New Development (LBH Transportation)

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

**9. CAR WASH CENTRE BROAD LANE N15 4DE**

The Committee considered a report on the application to grant planning permission for the demolition of the existing car wash, construction of a new office block including, covered bin, cycle store and parking. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to s106 Legal Agreement.

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

The Committee sought further details on concerns expressed by the QRP regarding the roof design and curved frontage. Officers advised that the comments referred to

the original plans which had since been revised to a simpler repeated gable design. Materials to be used would be secured under condition.

Clarification was sought on how the financial contribution to be provided by the applicant towards employment and skills training would be allocated. Officers advised that this would go towards the employment support programme led by the Council's economic development team.

The Chair moved the recommendation of the report and it was

## **RESOLVED**

- That planning application HGY/2016/2232 be approved 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 s106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
  - That the s106 Legal Agreement referred to above is to be completed no later than 28 February 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
  - That, following completion of the agreement referred to above within the time period provided for above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the s91 Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

## **DRAWING NUMBERS**

1. The approved plans comprise drawing nos. (3006 PL L01, 3006 PL 11J, 3006 PL 12M, 3006 PL 13M, 3006 PL 18.1, 3006 PL 18.2, 3006 PL 18.3, 3006 PL 18.4, 3006 PL 18.1A, 3006 PL 19.1, 3006 PL 19.2 and 3006 PL 19.3). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

## **MATERIALS**

2. Notwithstanding the description of the materials in the application, no development shall take place until precise details of the materials to be used in connection with the development hereby permitted be submitted to, approved in writing by Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and the approved materials shall be retained for the life of the development.

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

#### SOFFIT DETAILS

3. No development shall commence until details of the soffit to the entrance “cut-away” 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, and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: To protect the visual amenity of the locality and the Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

#### HARD AND SOFT LANDSCAPING

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

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

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

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

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area and the Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

#### CONTAMINATION SITE INVESTIGATION

5. a) No development shall commence other than for investigative work using the information from the Phase I Contaminated Land Assessment report submitted with the planning application by Lustre Consulting, until a site investigation has been submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
- a risk assessment to be undertaken,
  - refinement of the Conceptual Model, and
  - the development of a Method Statement detailing the remediation requirements.

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

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 and the Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.



## CONTAMINATION REMEDIATION

6. Prior to occupation of the development hereby approved 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.

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

## NOX BOILERS

7. Prior to installation, details of the Ultra Low NOx boilers for space heating and hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and hot water shall have dry NOx emissions not exceeding 20 mg/kWh @0% O<sub>2</sub>.

Reason: To protect local air quality

## AIR QUALITY AND DUST MANAGEMENT

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

Reason: To protect local air quality

## PLANT AND MACHINERY

9. No development shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at [.com](#). Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ and the Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

## NRMM

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

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

#### SUDS CONTAMINATION

11. No infiltration based sustainable drainage systems should be constructed on land affected by contamination.

Reason: In order to protect groundwater quality from further deterioration and contaminants can remobilise and cause groundwater pollution.

#### PILING CONTAMINATION

12. No piling or any other foundation designs using penetrative methods should cause preferential pathways for contaminants to migrate to groundwater and cause pollution.

Reason: In order to protect groundwater quality from further deterioration.

#### CYCLE PARKING

13. Prior to occupation of the development hereby approved details of the type and location of secure and covered cycle parking facilities shall be submitted to, and approved in writing by the Local Planning Authority. Details of cycle parking should be provided in line London Cycle Design standard recommendations for work place cycle parking. The development shall be carried out in accordance with the approved details and retained as such in perpetuity.

Reason: To ensure that the cycle parking facility proposed are fit for purpose and are provided in line with the London Cycle Design Standard.

#### DISABLED PARKING

14.3 (three) wider blue badge parking spaces as shown on drawing number 3006 PL12M of the development hereby approved shall be provided and permanently maintained for people with disabilities.

Reason: In order to ensure that people with disabilities are not excluded from using the proposed development.

#### SERVICE BAY

15. A single bay as shown on drawing number 3006 PL12M shall be provided and permanently maintained for servicing of the development hereby approved.

Reason: In order to provide a dedicated parking bay for service vehicles.

#### HOURS OF OPERATION

16. The use hereby permitted shall be permitted between 07:00 to 22:00 Monday to Friday.

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

#### POST COMPLETION BREEAM

17. a) 6 months post completion of the development hereby approved a post construction certificate or evidence issued by an independent certification body, confirming a rating of BREEAM "very good" standard has been achieved as set out in BREEAM Pre-Assessment for the Car Wash Site, by Dovetail Energy Consultancy, June 2016 or explaining why this standard has not been met shall be submitted to, and approved in writing by the Local Planning Authority.

b) In the event that the development fails to achieve the agreed rating for the development, a full schedule and costing of remedial works required to achieve this rating shall be submitted to the Local Planning Authority for written approval with 2 months of the approval of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Planning 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.

#### BALCONY SCREENING

18. Prior to occupation of the development hereby approved a plan showing a 1.8 metre high privacy screen along the southern boundary shall be submitted to, and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the first floor communal amenity space and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining Esin Court properties.

#### **Informatives:**

INFORMATIVE : Working with the applicant

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and

Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

**INFORMATIVE : CIL**

Based on the information given on the plans, the Mayoral CIL charge will be £79,964.89 (1,859 sqm x £35 x 1.229) and the Haringey CIL charge will be £29,390.79 (1,859 sqm x £15 x 1.054). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

**INFORMATIVE : Hours of Construction Work**

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

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

**INFORMATIVE : Party Wall Act**

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

**INFORMATIVE : 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 : Environment Agency Contamination**

The applicant should refer to the following sources of information and advice in dealing with land affected by contamination, especially with respect to protection of the groundwater beneath the site:

- From [www.gov.uk](http://www.gov.uk):
  - o [Groundwater Protection: Principles and Practice \(August 2013\)](#)
  - o Our [Technical Guidance Pages](#), which includes links to CLR11 (Model Procedures for the Management of Land Contamination) and GPLC (Environment Agency's Guiding Principles for Land Contamination) in the 'overarching documents' section
  - o Use [MCERTS](#) accredited methods for testing contaminated soils at the site
- From the [National Planning Practice Guidance](#):
  - o [Land affected by contamination](#)

- British Standards when investigating potentially contaminated sites and groundwater:
  - BS 5930: 1999+A2:2010 Code of practice for site investigations
  - BS 10175:2011 Code of practice for investigation of potentially contaminated sites
  - BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points
  - BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person. The competent person would normally be expected to be a chartered member of an appropriate body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

**10. UPDATE ON MAJOR PROPOSALS**

Owing to time constraints, this item was deferred. The Chair asked the Committee to direct any questions to officers via email.

**11. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

Owing to time constraints, this item was deferred. The Chair asked the Committee to direct any questions to officers via email.

**12. NEW ITEMS OF URGENT BUSINESS**

None.

**13. DATE OF NEXT MEETING**

- 13 March.

The Chair passed on the Committee’s thanks and best wishes to the Committee Clerk who was leaving the Council to take up a new role.

CHAIR: Councillor Natan Doron

Signed by Chair .....

Date .....