

# Addendum

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Planning Sub Committee 9 September 2019

ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 9

<b>Reference No:</b> HGY/2019/1490	<b>Ward:</b> Tottenham Green
<b>Address:</b> 19 Bernard Road, Tottenham, London N15 4NX	
<b>Proposal:</b> Demolition of the existing building on site and the erection of a mixed-use building providing: 3 commercial units; 45 residential units (comprising of 14 affordable and 31 private tenure) and part basement plant room	
<b>Applicant:</b> Daydome Ltd.	
<b>Ownership:</b> Private	

#### Update to Recommendation – S106 heads of terms:

#### 2.0. RECOMMENDATION

Following S106 Heads of Terms to be added:

- Skills contribution to support local people who have been out of work - £10,715;
- Retention of architect;
- Construction Plan;
- Submission of Construction Plan;

#### 5.0 LOCAL REPRESENTATIONS UPDATE

7 further letters of objection have been received in response to the amended plans submitted. The matters raised are set-out below including the officers' comments:

Representation	Officer comment
Objections as per original objections	These are considered in the main officers report
Adverse impact on green open space – lack of sunlight would prevent tree growth and greenery and space will be dark and dingy	Provision of green space as part of Bernard Works scheme has been considered in design of current

and a criminal hotspot	application. The proposed development allows sunlight to penetrate this substantial space and presents its main frontage onto this area.
Loss of privacy and overshadowing – Ashby Road properties will be overlooked from flats and roof terrace and suffer loss of light	Discussed in main report; A degree of overlooking and overshadowing would be caused but this is mitigated by the distance between the facing elevations, the provision of inset balconies and street trees. The distance of 16.7m between the development and the existing houses on Ashby Road is considered reasonable in an urban setting. The proposed roof terrace would not provide opportunities for overlooking as it would be set in from the perimeter of the building.
Loss of existing businesses	The existing commercial building is in poor condition. The proposed development would provide replacement and modern employment space.
Development is just ‘piggy-backing’ Bernard Works scheme	The proposed development has had regard to the consented scheme at Bernard Works and has been considered on its own merits.
Overdevelopment	The scheme has regard to policy guidelines including the London Plan Density Matrix, the consented scheme at Bernard Works and the nature and appearance of the local area.
Scale and height of development out of character	Discussed in main report.
Development would lead to an increase in demand for parking permits, would exacerbate existing road and traffic conditions and adversely affect highway safety and endanger children using Ashby Road	Discussed at 6.12.9 of main report.
Conservation Officer shows no regard to rest of area	See 4.1 of main report.
Infrastructure, pollution, traffic, parking, access and noise still not addressed	See main report 6.14.2 and conditions 18 and 20.

Development will affect local amenity, enjoyment of peoples homes and the community	See main report 6.11
Green space should not be relocated from Herbert Road	This does not form part of this application.
Development does not comply with policy – exceeds Site Allocation requirement	The proposed development has been designed having regard to all relevant planning policies and guidance. The Site Allocation provides guidelines as part of the Local Plan to assist in bringing forward high quality development.
Residents do not want Ashby Road and Herbert Road connected as this would cause significant problems	This is not proposed by the current application.
Road layout should stay as existing for safety reasons	The road layout is not affected by the current application.
Development is not employment-led	The proposed development provides replacement employment space having regard to the guidelines set-out in the Site Allocation.
Insufficient social rented housing	The proposed scheme provides a policy compliant level of affordable housing that has been independently assessed as being the reasonable maximum.
Roof gardens will cause a noise nuisance and a hazard if items dropped below	The proposed roof gardens are set-in from the perimeter of the building and well away from neighbouring houses.
Façade and building structure much better looking than Bernard Works scheme. Bernard Works scheme should be in line with this development and have flat roofs.	Noted.
Development would be acceptable if block facing Ashby Road is 2 storeys, 3 and 4 storeys elsewhere, green space is not relocated, Bernard Road is not stopped-up and Bernard Works is reduced in scale	The proposed development has sought to strike a balance between providing a viable mixed-use scheme incorporating market and affordable residential accommodation, replacement employment space and local character and amenity. The relationship of the proposed building with the existing

	houses on Ashy Road is discussed in the main report.
Zero-carbon should be achieved	The proposed development is compliant with current planning policy and guidance in respect to carbon emissions.
Carbon emissions lower than Bernard Works	Noted.
Both developments are out of place – scale, access, location. Smaller developments must be considered.	These matters are discussed in the main report.
Development just profit driven	This is not a planning matter.

## 8.0 RECOMMENDATIONS

Amended plan numbers updated (as per condition 2) and triggers within conditions updated.

### 8.1 GRANT PERMISSION subject to conditions in Appendix 1 and subject to a Section 106 legal Agreement.

#### UPDATE TO APPENDIX 1 – PLANNING CONDITIONS: -

#### 2) COMPLIANCE Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans and drawings comprise the following:

- P0005 Existing Site Location Plan; P0006 Existing Site Location Plan.
- 0010 Series - P0010 Existing Survey Plan; P0011 Demolition Plan; P0070 Existing North Elevation; P0071 Existing East Elevation; P0072 Existing South Elevation; P0073 Existing West Elevation; P0080 Existing North Elevation with demolition; P0081 Existing East Elevation with demolition; P0082 Existing South Elevation with demolition; P0083 Existing West Elevation with demolition.
- 0100 Series - P0105 Proposed Site Plan A; P0106 Proposed Site Plan with Consented Scheme A; P0109 Proposed Basement Floor Plan A; P0110 Proposed Ground Floor Plan with Extg Context C; P0110.1 Proposed Ground Floor Plan with Consented Scheme B; P0111 Proposed First Floor Plan E; P0111.1 Proposed First Floor Plan with Consented Scheme C; P0112 Proposed Second Floor Plan E; P0112.1 Proposed Second Floor Plan with Consented Scheme C; P0113 Proposed Third Floor Plan E; P0113.1 Proposed Third Floor

Plan with Consented Scheme C; P0114 Proposed Fourth Floor Plan E; P0114.1 Proposed Fourth Floor Plan with Consented Scheme C; P0115 Proposed Fifth Floor Plan E; P0115.1 Proposed Fifth Floor Plan with Consented Scheme C; P0116 Proposed Sixth Floor Plan; P0116.1 Proposed Sixth Floor Plan with Consented Scheme; P0117 Proposed Roof Plan; P0140 Proposed Section AA A; P0170 Proposed North Elevation B; P0171 Proposed East Elevation B; P0172 Proposed South Elevation 1 B; P0173 Proposed West Elevation B; P0174 Proposed South Elevation 2 B; P0180 Proposed North Elevation B; P0180\_COLOUR Proposed North Elevation B; P0181 Proposed South Elevation B; P0181\_COLOUR Proposed South Elevation B; P0182 Proposed East Elevation B; P0182\_COLOUR Proposed East Elevation B.

- 0200 Series - P0270 Proposed North Elevation Bay Study A; P0271 Proposed South Elevation Bay Study A.
- SK Series - SK001 Sketch view 1 A; SK002 Sketch view 2 Rev A; SK003 Sketch view 3 A; SK004 Sketch view 4 A; SK005 Sketch view 5 A; SK006 Sketch view 6 A; SK007 Sketch view 7 A; SK008 Sketch view 8 A.
- Plan Extract Level 4 – 18052 sK440; Plan Extract Level 3 – 18052 sK443; View line for lift overrun – 18052 sK441.

Approved Documents:

Design and Access Statement – MSMR Architects, August 2019;  
Sustainability and Energy Statement - Stinton Jones Consulting Engineers IIP, August 2019;  
Analysis of Site Layout for Daylight and Sunlight, Third Revision, Stinton Jones Consulting Engineers IIP, 16th August 2019;  
Air Quality Assessment - XCO2, April 2019;  
Overheating Report - Stinton Jones Consulting Engineers IIP, July 2019;  
Preliminary Investigation Report – Soils Limited, March 2019;  
Transport Statement – i-Transport, 8 March 2019;  
Travel Plan Statement, Technical Note – i-Transport, 8 March 2019;  
Draft Waste and Servicing Plan, Technical Note – i-Transport. 8 March 2019;  
Flood Risk Assessment – Michael Barclay Partnership, 20 February 2019;  
Planning Noise Report - Stinton Jones Consulting Engineers IIP, June 2019;  
SuDS and Drainage Strategy Report - Michael Barclay Partnership, 14 June 2019.

The development shall be completed in accordance with the approved plans and documents 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.

3) PRE-COM Materials Samples (LBH Development Management)

Prior to the commencement of above grade works development precise details of the external materials to be used in connection with the development hereby permitted shall be submitted to, approved in writing by the Local Planning Authority. The details shall include window frames and balcony frames, terrace screens; brick type - colour, texture, bond, and pointing; roofing material; photo-voltaic panels and internal/external shutters combined with a schedule of the exact product references. The development shall be constructed of approved materials and maintained thereafter.

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

4) PRE-COM Hard and Soft Landscaping (LBH Development Management)

Prior to the commencement of above grade works, full details of both hard and soft landscape works shall be submitted in writing to and approved by the Local Planning Authority.

Details of hard landscaping works shall include:

- hard surfacing materials
- minor artefacts and structures (eg. furniture, refuse or other storage units, signs etc.)
- proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc)

Details of soft landscape works shall include:

- planting plans for all open spaces
- a full schedule of species of new trees and shrubs proposed to be planted (in conformity with approved landscaping documents)
- 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.

The hard and soft landscaping shall be constructed in accordance with the approved details. The approved soft landscaping details shall be implemented in the first planting and seeding season following commercial occupation of the development. The approved hard landscaping details shall be implemented within 3 months of commercial occupation.

REASON: to protect the amenity of the locality.

8) PRE-AGW – Secure by Design Certificate (Metropolitan Police Service)

Prior to above grade works, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter.

REASON: To ensure safe and secure development and reduce crime.

Delete Condition 10:

10) PRE-OCC – Car Parking Management Strategy (LBH Transportation)

Prior to the residential or commercial occupation of the development (whichever occurs first) a Car Parking Management Strategy (CPMS) shall be submitted in writing to and for approval by the Local Planning Authority. The CPMS shall confirm availability of all approved parking before occupation and contain details of:

- a) Visibility splays
- b) Facilitation/management of disabled parking for the commercial part of this development
- c) Control of the servicing/ delivery area and parking enforcement,
- d) Swept paths for delivery vehicles, ramp details (if any proposed),

The CPMS shall be implemented as approved and maintained thereafter.

REASON: To protect amenity and promote sustainable travel.

19) PRE-COM Scheme of Sound Insulation (LBH Environmental Health – Noise)

Prior to above grade works, details of a sound insulation scheme to be installed between the commercial premises on the ground floor and residential premises on the first floor shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Environmental Health Officer. The scheme shall be installed as approved prior to any commercial occupation of the site and shall be maintained thereafter.

REASON: to protect the amenity of the locality

28) POST-OCC – Confirmation of Energy Standards (LBH Carbon Management)

At least 6 Calendar Months following residential occupation of any part of the development, details confirmation that the energy efficiency standards and carbon reduction targets set out in the Sustainability and Energy Statement - Stinton Jones Consulting Engineers LLP, August 2019 have been achieved, shall be submitted in

writing to and for approval by the Local Planning Authority. Details shall show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building.

REASON: to ensure sustainable development

37) Design Detailing

Prior to the commencement of above grade works precise details including plans of the profile, reveals and depths of windows, entrances and balconies in connection with the development hereby permitted shall be submitted to, approved in writing by the Local Planning Authority. The development shall be constructed of approved materials and maintained thereafter.

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

38) COMPLIANCE - Commercial Uses

The commercial units within the ground floor of the proposed development shall be used only for purposes falling within Use Classes B1 a, b and c (Business) of the Town and Country Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing in advance by the Local Planning Authority. Changes to the proposed uses shall only be permissible if supported by appropriate marketing or other appropriate evidence to demonstrate the uses indicated above are not viable.

REASON: In order to protect the character and appearance of the area and to protect the amenity of local residents in accordance with Policies DM1 and DM41 of the Development Management Development Plan Document 2017.

## ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Item No. 9

<b>Reference No:</b> HGY/2019/1814	<b>Ward:</b> Muswell Hill
<b>Address:</b> 76 Woodland Gardens, London, N10 3UB	
<b>Proposal:</b> Construction of a new family dwelling (with retention of existing front façade).	
<b>Applicant:</b> Mr & Mrs Evans	
<b>Ownership:</b> Private	

**2. UPDATE TO RECOMMENDATION**

Condition 3 should read:

*“3) No development shall take place until the following details of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority, including:*

- a) Sample panels of proposed brickwork to be used showing the colour, texture, bond, and pointing;*
- b) All windows and entrance door detailing including materials, profile, reveal depth;*
- c) Roofing materials*

*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 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.”*

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