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04 March 2025

To: All Members of the Planning Sub Committee

Dear Member,

Planning Sub Committee - Tuesday, 4th March, 2025

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

**9. HGY/2024/3315 LAND ADJACENT TO (SOUTH OF) THE JUNCTION OF SEVEN SISTERS ROAD AND ST ANN'S ROAD, LONDON N15 (PAGES 1 - 10)**

**Proposal:** Construction of 66 new affordable homes across two new buildings of six storeys each; 13 x 1 bed 2 person flats, 1 x 2 bed 3 person maisonette, 27 x 2 bed 4 person flats, 1 x 3 bed 5 person maisonette and 24 x 3 bed 5 person flats.

Yours sincerely

Kodi Sprott, Principal Committee Coordinator  
Principal Committee Co-Ordinator

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**Planning Sub Committee 4th March 2025****ADDENDUM REPORT FOR ITEMS****UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 9**

<b>Reference No:</b> HGY/2024/3315	<b>Ward:</b> Seven Sisters Ward
<b>Address:</b> Land adjacent to Seven Sisters Road and St Ann's Road, London N15	
<b>Proposal:</b> Construction of 66 new affordable homes across two new buildings of six storeys each. These include 13 x 1 bed 2 person flats, 1 x 2 bed 3 person maisonette, 27 x 2 bed 4 person flats, 1 x 3 bed 5 person maisonette and 24 x 3 bed 5 person flats.	
<b>Applicant:</b> Haringey Council	

## Section 2. RECOMMENDATION

Summary Lists of Conditions and Informatives

Page 135 – Para 2.9, item 2. Delete ~~Car-Capped~~ and replace with **Car Free**

Page 135 – Para 2.9, item 4. Delete ~~Tottenham Event Day CPZ~~ and replace with **Seven Sisters South CPZ**

Page 137 – Delete Condition no. 37 (duplicate condition)

## Appendix 1 Conditions

Amend conditions, to read as follows:

**Condition 3 External Materials (PRE-CONSTRUCTION):**

Detailed design drawing and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to above ground works commencing on site. The details and samples shall include:

- a) Elevational Treatment including: Facing Brickwork(s); sample panels of proposed brickwork and mortar to be used showing the colour;
- b) Texture, pointing and perforated brickwork and boundary walls shall be provided;
- c) Window and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all new external windows and doors at a scale of 1:10, which shall include a recess of at least 115mm);
- d) Roof capping, details and parapet treatment;
- e) Doors; entrances/screens, balustrades and soffit treatment;
- f) Window treatment;
- g) Canopies;
- h) Roofing materials;
- i) Down pipes, rainwater pipes or foul pipes and all external vents; and

j) Any other external materials to be used.

The development shall be carried out in accordance with the approved details and retained for the lifetime 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, assess the suitability of the samples submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

**Condition 30 Landscaping (PRIOR TO OCCUPATION)**

Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. Details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure, fencing, screens and built in planters;
- c) Hard surfacing materials including details of tonal contrasts between pedestrian, cycle and vehicle priority areas;
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, wayfinding measures, signs, lighting etc.); and

Soft landscape works shall be supported by:

- e) Planting plans including a CAVAT assessment of existing and proposed trees;
- f) Greenery in the elevations;
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- i) Defensive planting to ensure defensible space and security at ground floor level; and
- j) Implementation and long-term management programmes (including a five-year irrigation plan for all new trees).

The soft landscaping scheme shall include detailed drawings of:

- k) Existing trees to be retained;
- l) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- m) Any new trees and shrubs, including street trees, to be planted together with a schedule of species;
- n) Annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts;

o) Detailed final urban greening factor plan showing that a factor of greater than 0.4 has been achieved.

The 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, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

**Condition 33 Water Efficiency:**

The development shall minimise the use of mains water by aiming, with water efficient utilities, to achieve mains water consumption of 105 litres or less per head per day (excluding allowance of up to five litres for external water consumption); and shall, prior to occupation, incorporate measures such as smart metering, water saving and recycling measures.

Reason: To help to achieve lower water consumption rates in accordance with Policy SI5 of the London Plan 2021 and Policy DM29 of the Council's Development Management DPD 2017.

**Condition 36 BREEAM** – condition to be removed, as unnecessary.

Add additional conditions, as follows:

**36. Lighting (PRIOR TO OCCUPATION)**

Prior to first occupation of the development details of all external lighting to approved building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Council's Senior Lighting Engineer and Nature Conservation Officer. Such details shall include location, height, type and direction of sources and intensity of illumination, demonstrated through a lux plan. Due regard shall be had to the recommendations of the approved Ecological Appraisal. The agreed lighting scheme shall be installed as approved prior to first occupation of the development, and retained/maintained as such thereafter for the lifetime of the development.

Reason: To ensure the design, ecological and environmental quality of the development is protected and enhanced and also to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

**37. Retained Architect**

The applicant shall ensure that the project architect (Avanti Architects, 25 Charter Street, London, N1 6FA) continues to be employed as the project architect throughout the whole of the further detailed design and construction phases for the development, except where the architect has ceased trading. The applicant shall not submit any drawings relating to details of the design of the development that are required to be submitted pursuant to conditions of the planning permission unless such drawings have been prepared or overseen and agreed by the project architect - and where not prepared by the project architect, written evidence shall be submitted to demonstrate their agreement to the submission.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Local Plan 2017.

**ADDITIONAL CONSULTATION COMMENTS:**

**Written comments have since been received from LBH’s Conservation Team, as the development is within close proximity of a Locally Listed Building – Woodberry Tavern. The Conservation Officer has not raised any objections as set out below (dated 03 March 2025):**

Stakeholder	Question/Comment	Response
<b>EXTERNAL</b>		
<b>LBH Conservation</b>	<p><b>Comments dated 03/03/2025</b></p> <p><i>The site lies adjacent to Woodberry Tavern, a locally listed Victorian Public House. The building is situated on the corner and has a set of distinctive features navigate the corner in an interesting and distinctive manner. The building has a strong Victorian Gothic character with its pointed arches, projecting eaves and metalwork. The level of detailing on the building and the uniqueness of its features makes it a conspicuous addition to the street. The buildings setting and the surrounding C19 buildings are considered to contribute to its significance as the buildings were developed in the same era. However, the</i></p>	<p>Observations have been noted, and do not alter the recommendation; nor do they require any further planning conditions or obligations on the applicant.</p>

	<p><i>Victorian houses which used to occupy the application site were demolished in the 1970s. The site has been used as a public park and has large trees along Severn Sisters Road and currently reads as a wider part of the C20 estate. The existing site does not contribute to, nor have a negative impact on the significance of the locally listed building as its gothic design remains appreciable.</i></p> <p><i>The proposed development maintains the tree line to Severn Sisters and those adjacent the locally listed building and the trees would soften the impact of the buildings and would have a better relationship to Woodberry Tavern than the existing Oatfield House. The site would continue to read as part of the modern development of the area and would have a negligible impact on how the locally listed building is appreciated. Woodberry Tavern would remain a conspicuous building within the street scene as its gothic features and corner position would remain unaltered. Its relationship to the surrounding historic buildings would also be unaltered. Accordingly, the proposed development would have a neutral impact on the significance of the locally listed building. Accordingly, Conservation support this proposal.</i></p>	
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**UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8**

<p><b>Reference No:</b> HGY/2024/1798</p>	<p><b>Ward:</b> Northumberland Park</p>
<p><b>Address:</b> International House, Tariff Road, Tottenham, London, N17 0DY</p> <p><b>Proposal:</b> Demolition of the existing industrial buildings and the erection of a new four storey building of Use Class B2 with ancillary offices and an external scaffolding storage yard (Use Class B8) with associated parking and landscaping.</p> <p><b>Applicant:</b> FPF Holdings Ltd</p>	

**Ownership:** Private

Section 2. RECOMMENDATION

Page 10 - Summary Lists of Conditions, Informative and Heads of Terms

Add an additional condition to the conditions list, as follows:

**26) Urban Greening Factor**

Section 6. MATERIAL PLANNING CONSIDERATIONS

6.8 Urban Greening and Ecology/Biodiversity

Amend the end of Paragraph 6.8.6 as follows:

6.8.6 The applicant's Landscaping and UGF report calculates an Urban Greening Factor of for 0.25, ~~which is satisfactory for the proposed B2/B8 use.~~ **Although the proposed B2/B8 use is excluded from needing to achieve the 0.3 London Plan Guidance UGF target, development is expected to set out measures to maximise urban greening. For this reason, a condition is attached to secure the scheme achieves the anticipated 0.25 UGF, and which also aims to maximise the UGF achievable on site (condition 26).**

Appendix 1: CONDITIONS

Amend Condition 15 as follows:

15) **Overheating**

Prior to the commencement of above ground construction works, an updated Overheating Report shall be submitted to, and approved in writing by, the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan. This assessment shall be based on the Thermal Comfort Analysis prepared by Ensphere Group Ltd (revision 1 dated Sept 2024).

This report shall include:

- Revised modelling of units modelled based on CIBSE TM52, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile;
- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures;
- Ventilation strategy including the details of additional natural ventilation to be provided through the incorporation of openable windows;

- Updated drawings showing MVHR, on plans and elevations, vent location, top floor mitigation to reduce / mitigate cooling demand, mitigation on allowing further window opening;
- Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation/use **and which measures will form part of the retrofit plan;**
- **Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;**
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

**(b) Prior to first occupation/use of the development, details of internal blinds shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development, or replace the blinds with equivalent or better shading coefficient specifications when necessary.**

(c) Prior to first occupation/use, the development shall be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:

- ~~Natural ventilation, with openable areas of 15% and opening angle of 10°;~~
- Glazing g-value of 0.4 or better;
- ~~Proposed architectural shading elements and top floor 1320mm deep overheating and fins at south facing elevation~~
- Open internal doors where security allows
- Mechanical ventilation
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented and maintained, in accordance with London Plan (2021) Policy S14 and Local Plan (2017) Policies SP4 and DM21.

Amend Condition 25 as follows:

25) **BREEAM**

~~(A) Within six months of commencement on site, a design stage accreditation certificate must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM 'Very Good' outcome (or equivalent), aiming for 'Excellent'. This shall be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.~~

~~The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.~~

~~(B) Within six months of occupation, a post-construction certificate issued by the Building Research Establishment must be submitted to the Local Planning Authority for approval, confirming this standard has been achieved.~~

~~Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.~~

**a) Prior to commencement of development, a Design Stage Assessment and evidence that the relevant information has been submitted to the BRE for a design stage accreditation certificate shall have been submitted to, and approved in writing by, the Local Planning Authority confirming that the development will achieve a BREEAM 'Excellent' outcome (or equivalent), aiming for 'Outstanding'. This shall be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.**

**b) Within 6 months of commencement of development, the Design Stage Accreditation Certificate shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating, and shall be maintained as such thereafter for the lifetime of the development.**

**c) Prior to first occupation/use, the Post-Construction Stage Assessment and tool, and evidence that this has been submitted to the BRE shall have been submitted to, and approved in writing by, the Local Planning Authority, confirming that the development has achieved a BREEAM 'Excellent' outcome (or equivalent), aiming for 'Outstanding', subject to certification by BRE.**

**d) Within 6 months of first occupation/use, a Post-Construction Certificate issued by the Building Research Establishment shall be submitted to, and approved in writing by, the Local Planning Authority, confirming this standard has been achieved.**

**In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for the Local Planning Authority's 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.**

Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

Add Condition 26 as follows:

26) **Urban Greening Factor**

**Prior to first occupation/use, an analysis of the Urban Greening Factor (UGF) delivered in the scheme through greening measures shall be undertaken and submitted to, and approved in writing, by the Local Planning Authority. This shall demonstrate that the UGF has been maximised on site, and it shall be no lower than 0.25 and shall target 0.3. The urban greening measures provided shall thereafter be retained and maintained for the lifetime of the development.**

**Reason: To ensure that the development provides the maximum provision towards the urban greening of the local environment, creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.**

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