

# **MINUTES OF MEETING Planning Sub Committee HELD ON Monday, 11th September, 2023, 7:05-8:43**

## **PRESENT:**

**Councillors: Barbara Blake (Chair), Reg Rice (Vice-Chair), Nicola Bartlett, John Bevan, Cathy Brennan, Sue Jameson and Sean O'Donovan**

## **ALSO ATTENDING:**

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

The Chair referred to the notice of filming at meetings and this information was noted.

### **2. PLANNING PROTOCOL**

The Chair referred to the planning protocol and this information was noted.

### **3. APOLOGIES**

Apologies were received from Councillor Emery, Councillor Dunstall and Councillor Ibrahim, Councillor Worrell. Apologies for lateness were received from Councillor Brennan.

### **4. URGENT BUSINESS**

There were no items of urgent business.

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

Cllr Brennan recused herself from item 8 as she had prejudicial interest, she sits on the members forum for the Civic Centre.

### **6. MINUTES**

RESOLVED to approve the minutes of the Planning Sub Committee held on 18 July 2023 as a correct record.

### **7. PLANNING APPLICATIONS**

The Chair referred to the note on planning applications and this information was noted.

**8. HGY/2023/1043 & 1044 - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, LONDON, N22 9SB - PAGES 1-81**

Samuel Uff, Planning Officer introduced the report for full planning application for the redevelopment of the existing rear car park for the erection of a three storey building (plus roof enclosure) comprising of Class E floorspace; 2 x two storey links; creation of central courtyard; parking and landscaping; and refurbishment and external alterations of the existing Civic Centre and offices, including alterations to entrance facade and fenestration; and associated works for the continuation of mixed civic (Class F1) and office (Class E) uses. Listed Building Consent application for the refurbishment and extension of the Civic Centre including the replacement of elevational pre-cast concrete panels; replacement of windows and curtain walling; removal of entrance steps and replacement with a ramp; removal of part of the roof structure to create an open plant room; installation of photovoltaic panels at roof level; installation of thermal insulation; removal of internal partitions in the northwing; extension to the Civic Centre to provide three-storey building and 2x two-storey links; and associated works.

The following was noted in response to questions from the Committee:

- There would be offsite parking facilities at George Meehan House and in the Wood Green mall. The Town Centre also has an excessive car park. Staff could utilise any of these for parking.
- The parking scheme complies with the London Plan. Blue Badge holding staff could use this to park on any neighbouring street, in light of this, there was sufficient on street parking to accommodate staff with blue badges. This would be monitored, and modelling was based on current numbers.
- Officers can only consider what is in the red line boundary. In regard to the Woodland Garden, this area has been assessed but further discussion could be picked up in the Strategic Planning Committee/Local plan.
- There was not currently potential for having any memorial benches. However, the Applicant team has not finalised the design, residents and councillors could contribute to this final design.
- In terms of the design, the new annexe will have window reveals which would help to address any risks of overheating by reducing the amount of solar gain. The overheating risk in the existing building would be managed by a hybrid ventilation strategy with openable windows and mechanical ventilation, an open plan layout for more cross ventilation and improvements to insulation to the existing building would help regulate the temperatures.
- The glazing of the windows in the building design would be enhanced in terms of it's G Value, that would mean less sunlight would beam into the building. This would also help with overheating risks.
- The entire building is protected by the listing due to its use of Scandinavian architecture.
- Officers would receive the detailed design of the double stacking cycle parking and ensure there are no safety issues. The double stacked cycle parking allows for a more generous cycle parking provision. There would be two cycle parking areas. Within the first storage area, there would be space for ground level parking for larger bikes. There is a condition which required it to be designed in line with the London Cycle design standard. Haringey Council have a number of residential developments, including Clarendon Square, that have double stackers that worked effectively and safely. This would continue to be monitored.

- In terms of how the risk of thermal bridging is modelled, the model includes assumptions on internal and external temperatures (these had been modelled as a constant, steady state condition), and shows at which point within the structure there may be a risk of condensation. How the existing building will be occupied may not necessarily be reflected in the thermal bridging modelling, unless different scenarios of internal temperatures and humidity levels are modelled which could reflect different levels of occupation. Officers have recommended that monitoring takes place within the building so that they could understand how the building functions when it's occupied, doing this would allow the condensation and moisture risk to be assessed. In the addendum pack, condition 15 had been updated with some further detail that set out that analysis.
- The Conservation Officer advised that with this specific project, there was a lot of investigation, assessment and analysis. The main issues have been a matter of technical challenges, specifically in matching components to be replaced. The challenges would be very much in honing the detailed design stage with which officers would be able to control and steer at condition stage. In this sense, there were not many conservation concerns for this specific project.
- A balance should be struck between keeping the ability to access the building universally and retaining its design features. The architectural composition of the building has made it listable. It was important to consider the use of the building, it's nature and the fact that it was a public building. Due to this, there was also a need to make it representative of best accessibility practise, not only best conservation practice.
- The building was designed with security concerns in mind, it would be secure and safe for use. The applicant has worked closely with design officers and the internal security team. No residual issues had been identified. Security passes would be required beyond the welcome area of the building.
- The proposal for parking would be 5 spaces for ordinary car use and 3 for accessible users. The scheme would be fully compliant with the London plan. The location has high public transport accessibility. Any extra car parking amendments would come at a cost of landscaping. The scheme also complies with the London plan in terms of the requirement for accessible car parking spaces. If necessary, officers could convert some of the existing car parking spaces to accessible car parking spaces. Blue Badge holders could also park on any neighbouring streets. There would be sufficient space within the area to accommodate any further accessible parking if the need arose.

Cllr lyngkaran attended the Committee and spoke in support of the application.

- Cllr lyngkaran noted this project as a once in a generation opportunity to restore an important building. As ward councillor for Woodside and custodian of this iconic building, Cllr lyngkaran was pleased that the Council would be investing in the building.

The Chair invited the Applicant Team – Jonathan Kirby – to respond to questions from the Committee. The following was NOTED:

- In terms of the wider design for the building, an open design for the community to be able use the space was important. The idea was very much about open access and flexibility. Buildings need to be suited for use as they evolve and as the needs of the community evolve as well. The restoration of the Council Chambers was a prime focus

within the design phases. The Applicant has looked at various options for secondary uses for these chambers so that they could be enjoyed by the community as a secondary function.

- In terms of the opening accessibility, that is the primary design feature around the reception area. There weren't currently any plans to include Covid screens. There would be a combination of mechanical ventilation and with the removal of the internal partitions in the north wing, windows could be opened to allow cross ventilation. In terms of taxi drop offs, there would not be a frontage which would allow this as it would be pedestrianised, encouraging safety and accessibility. However, the applicant would have a compliance scheme that would consider modes of transport and how people would be getting to the site.

Cllr Rice put forward a motion to amend the number of ordinary parking spaces to 10 within the scheme. There was no seconder so the motion was not carried.

Cllr Bevan put forward a motion seeking an amendment for the number of accessible parking bays, Cllr Rice seconded this motion. Following a vote with 4 against, the motion was not carried.

The Chair asked Robbie McNaugher, Head of Development Management and Enforcement Planning to sum up the recommendations as set out in the report. The changes to conditions and obligations in the addendum were noted to members. The Chair moved that the recommendation be granted and following a vote with 6 in favour, 0 against and 0 abstention.

## **RESOLVED**

1. To GRANT planning permission and that the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to signing of a shadow Section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below and a section 278 Legal Agreement providing for the obligations set out in the Heads of Terms below.
2. That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability to make any alterations, additions or deletions to the recommended measures 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 Chair (or in their absence the Vice-Chair) of the Sub-Committee
3. That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.
4. To GRANT Listed Building Consent and that the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability is authorised to issue the Listed Building Consent and impose conditions and informatives.

5. That delegated authority be granted to the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions (planning permission and/or Listed Building Consent) as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice Chair) of the Sub-Committee.

**Conditions Summary – Planning Application HGY/2023/1043** (the full text of recommended conditions is contained in Appendix 01 of this report).

- 1) 3-year time limit
- 2) Approved Plans & Documents
- 3) External materials
- 4) No occupation until LBC substantially complete
- 5) Site levels
- 6) Detailed Fire Statement
- 7) Landscape Details – incl. boundary treatment
- 8) Art installation strategy
- 9) Community and Civic Use Plan
- 10) Trees protection plan
- 11) Arboricultural Method Statement
- 12) Biodiversity
- 13) Living roofs
- 14) Energy Strategy
- 15) Retrofit strategy and monitoring
- 16) Future DEN Connection
- 17) Overheating
- 18) BREEAM Outstanding (PRE-COMMENCEMENT)
- 19) PV Arrays
- 20) Secured by Design
- 21) Secure by Design Accreditation
- 22) Land Contamination – Part 1 (PRE-COMMENCEMENT)
- 23) Unexpected Contamination
- 24) Car Parking Design & Management Plan
- 25) Cycle Parking Details (PRE-COMMENCEMENT)
- 26) Vehicular Barriers
- 27) Refuse and other stores
- 28) Delivery and Servicing Plan
- 29) Management and Control of Dust (PRE-COMMENCEMENT)
- 30) Non-Road Mobile Machinery 1 (PRE-COMMENCEMENT)
- 31) Non-Road Mobile Machinery 2 (PRE-COMMENCEMENT)
- 32) Impact Piling Method Statement (PRE-COMMENCEMENT)
- 33) Telecommunications

**Informatives Summary – Planning Application HGY/2023/1043** (the full text of Informatives is contained in Appendix 01 to this report).

- 1) Working with the applicant
- 2) Community Infrastructure Levy
- 3) Hours of Construction Work
- 4) Party Wall
- 5) Asbestos Survey prior to demolition
- 6) Dust

- 7) Disposal of Commercial Waste
- 8) Piling Method Statement Contact Details
- 9) Land Ownership
- 10) Site Preparation Works
- 11) Listed Building Consent
- 12) Early Purchase of Trees

**Conditions Summary – Listed Building Consent Application HGY/2023/1044** (the full text of recommended conditions is contained in Appendix 02 of this report).

- 1) 3-year time limit.
- 2) Development to be in accordance with approved plans and documents.
- 3) Detailed external elevations
- 4) Roof level repairs and alterations
- 5) Interior plans and methodologies
- 6) Lobby reception area details and methodologies
- 7) Registrars wing area details and methodologies
- 8) North wing office area details and methodologies
- 9) Committee rooms area details and methodologies
- 10) Council Chambers area details and methodologies
- 11) Hidden historic features
- 12) Plumbing, mechanical & electrical services
- 13) Lighting
- 14) 5-10-year cycle of surveys
- 15) Installation of any fixtures to fabric of building

**Informatives Summary – Listed Building Consent HGY/2023/1044** (the full text of Informatives is contained in Appendix 02 to this report).

Working with the applicant

### **Planning Obligations**

- (ii) Planning obligations are usually secured through a S106 legal agreement. In this instance the Council is the landowner of the site and is also the local planning authority and so cannot legally provide enforceable planning obligations to itself.
- (iii) Several obligations which would ordinarily be secured through a S106 legal agreement will instead be imposed as conditions on the planning permission for the proposed development.
- (iv) It is recognised that the Council cannot commence to enforce against itself in respect of breaches of planning conditions and so prior to issuing any planning permission measures will be agreed between the Council's Housing service and the Planning service, including the resolution of non-compliances with planning conditions by the Chief Executive and the reporting of breaches to portfolio holders, to ensure compliance with any conditions imposed on the planning permission for the proposed development.
- (v) The Council cannot impose conditions on planning permission requiring the payment of monies and so the Director of Placemaking and Housing has confirmed in writing

that the payment of contributions for the matters set out below will be made to the relevant departments before the proposed development is implemented.

## **Heads of Terms**

### **1. Employment & Skills Plan**

- a) Submission of an employment and skills plan
- b) No less than 20% of the peak construction workforce to be Haringey Residents;
- c) Provision of skills-based training to the 20% referenced above;
- d) 5% of the peak workforce to be provided with traineeships;
- e) Provision of a construction apprenticeships at one per £3m development construction cost up to a maximum of 10% of total construction workforce;
- f) Provision of a £1,500 support contribution per apprentice;
- g) Provision of no less than five STEM/career inspirational sessions per construction phase;
- h) Regular liaison with the Council to allow local businesses and suppliers to tender for works;
- i) Other requirements as agreed in discussions with the Council's Employment and Skills Officer.

### **2. Future connection to District Energy Network**

- a) Submission of Energy Plan for approval by LPA;
- b) Ensure the scheme is designed to take heat supply from the proposed DEN (including submission of DEN Feasibility Study)
- c) Design of secondary and (on-site) primary District Heat Network (DEN) in accordance with LBH Generic Specification and approval of details at design, construction, and commissioning stages.
- d) Use all reasonable endeavours to negotiate a supply and connection agreement with the DHN within a 10-year window from the date of a planning permission.

### **3. Highways Agreement and Works Plan**

- a) £366,000 for agreed highway works, including but not limited to, footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements;

### **4. Site Wide Workplace Travel Plans**

Submission of a Travel Plan to maximise usage of public transport to also include:

- a) Provision of welcome workplace induction packs containing public transport and cycling/walking information, available bus/rail/tube services, map and timetables;

- b) Provision of showers lockers and changing room facilities for the workplace element of the development;
- c) Payment of £2,000 (two thousand pounds) per year per travel plan for monitoring of the travel plan for a period of 5 years.

## **5. Construction Logistics and Management**

- a) Provide a contribution of £5,000 towards the assessment and monitoring of a detailed construction logistics and management plan (secured by condition)

## **6. Energy Statement and Carbon offsetting**

- a. An amended energy statement is to be provided before building works commence of the development;
- b. Provision of a contribution to offset the carbon emissions of the development where not met on site against the zero-carbon target;
- c. Estimate of the carbon offset figure is £98,325 (+ 10% management fee) for the whole development which is to be reviewed once the amended energy statement has been reviewed

## **7. Monitoring**

Provision of a financial contribution towards monitoring of the planning obligations in accordance with the Planning Obligations SPD.

- (vi) In the event that members choose to make a resolution contrary to officers' recommendation, members will need to state their reasons.



**9. UPDATE ON MAJOR PROPOSALS**

The following was noted in response to questions from the committee:

- Regarding Edmansons Close, the applicant was a charity so was not set up for development, which meant that it was taking longer than it normally would. Officers had also found several issues along the way that were being worked through.
- Regarding Arundel Court and Baldewyne Court, that was expected to be submitted before Christmas this year. There had been issues that the housing team have had to work through which have caused delays. They have now got the funding for the project to move it forward.

**RESOLVED**

To note the report.

**10. NEW ITEMS OF URGENT BUSINESS**

There were no new items of urgent business.

**11. DATE OF NEXT MEETING**

It was noted that the date of the next meeting was 16<sup>th</sup> October.

CHAIR: Councillor Barbara Blake

Signed by Chair .....Councillor Barbara Blake.....

Date .....06/10/2023.....