

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
THURSDAY, 25 SEPTEMBER 2008**

Councillors: *Peacock (Chair), *Beacham, *Demirci, *Dodds (Deputy Chair), Hare, *Mallett, *Weber and Wilson

Also Present: Councillors Adamou, Aitken, Allison, Amin, Bevan, Meehan and Williams

*Denotes Members present.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC255.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Hare for whom Cllr Aitken was substituting and from Cllr Patel for whom Cllr Adamou was substituting.</p>	
PC256.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC257.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC258.	<p>FURNIVAL HOUSE, 50 CHOLMELEY PARK N6</p> <p>The Officer presented the report and brought the Committee's attention to page 2 of the agenda which set out the amendments to the report since the application was not considered at the meeting of 8 September 2008. The amendments were as follows:</p> <ol style="list-style-type: none"> 1. Additional paragraphs were inserted at section 9 on affordable housing. 2. Condition 8 required payment of a sum towards footways. This was deleted and would be incorporated within the Section 106 Agreement. 3. An extra condition inserted required details of the basement excavation, construction and mitigation of any effects on hydrogeology. This would be numbered condition 8. <p>The Committee was informed that the Furnival House application site was an existing large four storey building with an Edwardian Baroque façade and a part semi-basement level. The semi-basement was built around 1916. To the north of the site were a number of large residential properties. To the south on the opposite side of the road were open land and tennis courts.</p> <p>Primarily this application was a conversion of an existing building to provide flats with extensions. It was considered that internal alterations would be required for the modernisation of the</p>	

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building. Overall the existing footprint of the building would remain the same, the extension included the basement in relation to its scale and style and would not be detrimental to the Highgate Conservation Area.

It was proposed that only one existing tree would be removed and that other semi mature trees would be planted to replace it. New trees would also be planted at the rear to provide more screening to residents living in Parklands.

The proposed development would consist of a mix of one, two, and three/four bed units and on balance the mix was considered acceptable. Overall the scheme had been designed to minimise overlooking and undue loss of privacy of neighbouring occupiers. It was therefore deemed that the development proposal would not have any significant adverse impact on existing traffic or indeed car parking demand on the adjoining roads.

The applicant would retain the existing access arrangement which would enable all vehicles (included refuse/emergency) to enter and leave the site in forward gear. The refuse and recycling storage and collection was based on utilising a new storage point to the rear of the site in the same location as existing facilities.

Following discussion with the Council's housing department it was considered for this application that it would be more appropriate for the Council to seek a commuted sum (rather than on site) toward the provision of affordable units within the borough. In Section 9 the report details that as the application was for a conversion it would be more difficult to provide affordable housing within the building. A number of sustainability and environmental issues had been submitted with the scheme.

The Committee was further informed that condition 8, on page 18 related to measures to deal with groundwater on the site and its immediate surroundings; the previous recommendation had a Condition 8 which related to financial contributions for Highways works; this would now be incorporated into the Section 106 Agreement.

A local architect, on behalf of resident addressed the Committee and objected to the application on several grounds. The change of use of the site would see a 69% increase in the floor area to provide only 15 luxury flats. There was considerable concern regarding the excavations to be carried out on the site which would involve the use of a thousand 15 tonne lorries to remove 5000 metres of soil. There was a risk of harm as the application site was on the spring line and there was therefore a proven risk to the building as the basement would collapse.

There would also be a risk to trees between Furnival House and

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the tennis court. A study should be carried out to demonstrate what was likely to happen once excavation work commenced. The outside boundary of the site was not included in the report and was considered to also be at risk. The conditions recommended did not guarantee what the proposed scheme was trying to achieve. There were other material concerns in respect of the application in terms of the loss of 113 affordable places to live to be replaced by 15 luxury flats and local residents accepted what was already available on the site.

Cllr Allison addressed the Committee as a Highgate Ward Councillor who had misgivings about the proposed application for Furnival House. The application went against many of the objectives outlined in the UDP. The developer should endeavour to build mixed balanced schemes. This application was for a floor area of 69% for 15 luxury flats and the applicant would not achieve a sufficient return on their investment. There was no provision for affordable housing and the application did not provide for mixed balanced communities in Highgate. The Council could not assure that affordable housing was already available in Highgate and the Committee was requested to reject the application.

Members enquired of Cllr Allison whether she was aware of the demand for hostel accommodation and whether the Council had explored other social landlords who would be prepared to work with the developer to provide affordable housing. In response the Committee was informed that she was not aware that this had happened. The Chair advised that hostels were not considered affordable housing.

Cllr Bevan addressed the Committee and advised that under national guidance affordable housing should be provided on the site. There were exceptions to this when no housing association was willing to take on the existing units. Highgate Housing Association had advised they were willing to take on these units. In respect of the Section 106 agreement concern was raised with respect to the calculation for providing affordable housing elsewhere in the borough. The calculation had been carried out by the developer and there was not open book accounting provided. The developers had prepared their own appraisal with no independent assessments. The Section 106 agreement was totally inadequate for not providing affordable housing on the site.

Members enquired if the application was rejected whether it would be the Lead Member for Housing's intention to pursue affordable housing for the site and how many affordable housing units would be expected on this site. Cllr Bevan responded that the housing department would be requested to review the Section 106 agreement. In relation to the number of affordable housing, due to the size of the proposed scheme it was expected that there

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would be an equal amount of units provided as the application proposed.

The applicant addressed the Committee and advised that their company had a track record in dealing with sites such as Furnival House. The rear elevation of the existing building was dark and damp, however it was a beautiful building. The developers were content to restore and retain the existing building to bring it back into use. The extent of the building remained unaltered and it was proposed to move the core of the building to the back and restore to its original design. Research had been carried out on what the top floor would look like and this now complied with the SPG. The top floor could not be viewed from the road.

The majority of the 69% floor area of the proposed scheme was below ground. The basement area would provide leisure facilities, a swimming pool and a car park purely for resident's use only. It was proposed to keep the building within its setting and landscaping would be treated in the same way as the building itself. The tree causing damage to the building would be replaced with a number of new trees.

The Section 106 agreement had been agreed by all parties. Condition 8 referred to structural implications and therefore the developer had undertaken to do a method statement now produced but not submitted as part of the report.

Members questioned the applicant on the excavations to be carried out on the site and what would happen if water was discovered. The applicant responded that it was not known whether there was water under the building as the site had an overlay of clay gate pits. A structural engineer had been engaged to look at this and at present there was no evidence of water under the building. Geological reports demonstrated that if there was water then it could be diverted around the building and/or pumped out. It was unlikely that there were huge amounts of water under the building.

Further enquiries were made by the Committee in respect of providing an extra building on the site. The applicant stated there was a previous application for such a proposal, however this was refused by the Council. It was further stated that the developers were opposed to this proposal as it would detract from Furnival House, there would be the loss of a number of additional trees and the internal fabric of the building by providing affordable housing using smaller units. A Committee Member asked whether an impact study had been undertaken and sustainability plans/assessments submitted. It was also asked what was proposed for the windows and whether there were any proposals for the wooden boundary fence as neither were mentioned within the report. The applicant replied that the fabric of the building

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would be restored/retained and that it was proposed to look at how the energy efficiency would be sustained. It was further proposed to look at secondary glazing for the windows. The proposed scheme would be an improvement on what was currently on the site. In respect of the boundary the applicant stated it was an ugly feature which would be treated with soft landscaping to remove the timber fencing.

The Committee then viewed the plans.

Members then raised the following points in relation to the plans of the application site:

1. In terms of the affordable housing calculation, whether this was sufficient to provide affordable housing off site, which needed to be an equal amount and whether affordable housing would be provided in Highgate or elsewhere in the borough.
2. The figures in respect of the affordable housing calculation, were they reliable?
3. The Committee enquired whether there were any planning considerations for hostels.

The officer, in response, advised the Committee that a special study had been carried out using the three dragons toolkit to assess the financial viability to provide affordable housing. The figure provided was considered to be a reasonable approach, had been looked at carefully by the Council's housing department, who were independent, had considered the assessment, negotiated and some of the figures had been increased. The Section 106 figure was a matter for agreement between the developer and the Council.

The officer further explained that he was not aware of any policies that hostels had to be retained. The site was previously occupied by Whittington Hospital and now occupied by the University of Westminster, who did not wish to maintain the building as a hostel.

The Committee requested that the following informatives be included on the application:

1. That the arboriculturalist attend the site to ensure that no other trees are lost during the excavation works.
2. That there is a specific informative referring to treatment of the boundary on the left hand side of Furnival House.
3. That details of alterations to windows and any double glazing be submitted.

The Committee was also advised that in recommendation 1, point 2, the date should read 8 October 2008. The Committee agreed

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to the change of date.

The Chair moved a motion to grant the application and on a vote there being seven in favour and two against the application was approved.

RESOLVED

That the application be granted subject to conditions, the two informatives and subject to a Section 106 Legal Agreement.

The meeting adjourned for five minutes at 8:10pm.

The meeting reconvened at 8:22pm.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1432
FOR PLANNING COMMITTEE DATED 25/09/2008

Location: Furnival House, 50 Cholmeley Park N6

Proposal: Change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats that will include erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally, 15 cycle spaces. Refuse/re-cycling facilities and associated landscaping. (Revised Description)

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 646-1.001, 646-1.002, 646-1.003, 646-2.001, 646-2.002, 646-2.003, 646-2.004, 646-2.005, 646-2.006, 646-2.007, 646-2.008, 646-2.009, 646-2.010, 646-2.011, 646-2.012, 646-2.013, 646-2.014, 646-2.015, 646-3.001, 646-3.002, 646-3.010, 646-4.001, 646-4.002, 646-4.003, 646-4.004, 646-4.005 & 646-4.010.

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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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.

4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. The works hereby approved shall be carried out to the satisfaction of the Council's Arboriculturalist acting on behalf of the Local Planning Authority to include the following provisions: New replacement specimens of a similar type to those trees to be removed.

Reason: In order for the works to be supervised by the Council's Arboriculturalist to ensure satisfactory tree practice in the interest of the visual amenity of the area.

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 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.

8. A method statement with drawings at a scale of not less than 1:200 shall be submitted to show (a) construction details for the proposed basement excavation and (b) measures to deal with the groundwater on the site, and its immediate surroundings.

Reason: In order that the Council may be satisfied as to the potential effects of the basement construction both on the existing building fabric,

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and on the local hydrogeology.

9. The applicants submits details of the routeing/management of the construction traffic to the transportation planning team, for approval.

Reason: To minimise the impact of the movements of the associated construction vehicles, on the adjoining roads.

10. Details of provision for recycling and refuse storage on the site should be submitted and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

11. Surface water drainage works and source control measures shall be carried out in accordance with details which have been submitted to and approved in writing by the local planning authority before development commences.

Reason: To prevent the increased risk of flooding.

12. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

13. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

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Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

14. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

15. The applicant must provide an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) for approval. This is a requirement of BS 5837: 2005 Trees in relation to construction. The AMS must cover all works that impact on trees, including the proposed new footpath to be installed east of the building. The TPP must include a specification for protective fencing and ground protection where necessary. It must also identify the location of site buildings, storage areas, and areas where building materials will be mixed.

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

INFORMATIVE: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

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

INFORMATIVE: - In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant: a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution, b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and c) looks to ensure the separation of foul and surface water sewerage on all new developments.

INFORMATIVE: Pursuant to Condition 3 above, details of materials should include proposals for the repair / retention of existing windows

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and the provision of secondary double glazing; or new timber-framed double glazed units to match the existing windows.

INFORMATIVE: Pursuant to Condition 4 above, details of boundary treatment should show (a) the refurbishment / repair of the front boundary wall, and (b) replacement of the existing timber fence on the south western side of the building adjacent to the access road, with alternative methods of enclosure or hedge planting.

REASONS FOR APPROVAL

The proposed change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats including erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally is considered acceptable for the following reasons;

The existing building will be retained and therefore the appearance unaltered, albeit that existing svp's will be removed and the face of the building cleaned repaired and restored; this will include the entrance hall. The proposed fourth floor and second/third floor stepped infill extensions are well set back and therefore not detrimental to the building within the conservation area, the proposed basement excavation will not raise any specific planning issues, the proposed landscaping scheme will enhance the conservation area, the proposed layout/standard and mix of residential accommodation will accord with SPG 3a. The proposal would not be detrimental to the amenity of the nearby residents.

The scheme will not have a significant adverse impact on existing traffic or indeed car parking demand on the adjoining roads. The proposed waste disposal that will include refuse and recycling storage will be in the same location as existing facilities. A number of sustainability measures have been submitted with the scheme.

The proposed development is therefore considered to be in accordance with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', HSG2 'Change of Use to Residential', HSG4 'Affordable Housing', HSG 10 'Dwelling Mix', HSG1 'New Housing Developments' and the Councils SPG1a 'Design Guidance and Design Statements', SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes', SPG2 'Conservation and Archaeology', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG7a 'Parking Standards', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG 10b 'Affordable Housing' and SPG 10c 'Educational Needs Generated by New Housing Development' of the

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	<p>Haringey Unitary Development Plan.</p> <p>Section 106: Yes</p>	
<p>PC259.</p>	<p>82 BEECHFIELD ROAD N4</p> <p>It was noted that Cllr Aitken had not returned to the meeting and therefore could not participate in this item.</p> <p>The Officer advised the Committee that this application was deferred from the Planning Committee on 8 September 2008 for clarification in respect of the need for an education contribution. The current proposal was below the threshold of five family units, in accordance with SPG10c therefore, an education contribution was not required for this scheme.</p> <p>The Officer went on to present the report and informed the Committee that the site was a single storey light industrial unit now empty and formerly used for calendar manufacturing. The site was bordered by existing dwellings on Beechfield and Oakdale Roads on the southern elevation. There was existing established access on the site from the road frontage to the buildings on the western elevation. On the northern boundary was the Oakdale Arms public house.</p> <p>It was considered that the site contributed to housing supply and provided an acceptable environment for residential use. The proposed building was of a similar design to the planning permission granted on appeal on the adjoining site the Oakdale public house and would contribute positively to the character of the street.</p> <p>The current proposal had been amended to reflect the concerns expressed by the inspector in relation to the effect of the development upon the amenities of the adjoining properties in the previous refusal of planning permission on appeal. The changes made to the application included the lounge and dining areas now located at the front of the units and the bedrooms and bathrooms located at the back to reduce overlooking. The scheme had bays added to the rear near the bedrooms. The bedrooms had a reasonable standard of amenity and both the bathrooms and bedrooms proposed obscure glazing.</p> <p>The external amenity had been provided at the rear of the building in the form of a communal garden area. The proposed building orientation would not affect the quality of daylight and sunlight throughout the spring, autumn and summer months of the rear existing properties where the sunlight arc was low in the sky at the described seasonal periods.</p> <p>The site had a density of approximately 344 habitable rooms per</p>	

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hectare and the London Plan recommended a range of 450-700. The proposal fell below the threshold for affordable housing as it was for 9 units. It was considered that the proposed mix of units would provide a satisfactory standard of accommodation. The proposed development was situated in the Green Lanes controlled parking zone and adequate cycle storage was provided within the site. The proposed development further included appropriate ventilation, solar voltaic panels and grey-water reclamation. The bin storage, waste and recycling collection facility had been re-located to the side of the building in a purpose made facility.

Cllr Aitken re-entered the meeting at 8:35pm.

The Committee enquired why the scheme was a car free development and in response the officer explained that there was no physical parking space available on the site. There were currently no restrictions in terms of limiting the issue of parking permits on the street because there was no parking pressure.

A local resident addressed the Committee to object to the application on the grounds that the proposed building was too high and at a level with the chimney pots of existing dwellings and very close. The inspector had responded in the last appeal that there should be a gap of 10-20 metres between the properties. The proposed scheme was well below the guidance in the SPG. The proposed development would be visually different from the surrounding houses. There was an oppressive nature to the development which would block out daylight to neighbouring properties. The glazing in the windows would overlook the neighbours in Beechwood Road and the effect on the existing housing would be dreadful.

Cllr Amin entered the meeting at 8:40pm.

The applicant addressed the Committee and informed Members that the Inspectors response to the previously refused application had now all been taken on board in terms of overlooking, daylight and outlook. To address overlooking the application introduced bays at the rear which would allow ventilation but not overlooking and a high level of light to enter the bedrooms. The patio area was not intended as a garden area but for renewable energy. There would be no material loss of sunlight and daylight. The Inspector had confirmed that the second floor, being set back, would not appear dominant. The Inspector had further confirmed that the design complimented the apartments on the adjoining site. The design considerations had been met under the UDP3 policy.

The Committee viewed the plans of the application.

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Members enquired how the obscure glazing in the windows of the bedrooms and bathrooms had dealt with the overlooking issue. The officer explained that the rooms had been changed so that the lounge and dining area were now at the front of the units. The bays at the back were more normal, opened for ventilation and would improve the accommodation for future users.

The Chair moved a motion to grant the application subject to conditions and a Section 106 Legal Agreement and on a vote there being 7 in favour and 1 against the application was approved for planning permission.

RESOLVED

That the application be granted subject to conditions and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0214
FOR PLANNING COMMITTEE DATED 25/09/2008

Location: 82 Beechfield Road N4

Proposal: Demolition of existing workshops and erection of 1 x 3 storey block comprising of 6 x 1 bed, 1 x 2 bed and 2 x 3 bed self-contained flats.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: P030 C, P031 B, P033 E & P0334 A.

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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby

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permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. That not more than 9 separate residential units, whether flats or houses, shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 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.

6. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

7. The development hereby authorised shall comply with BS 8220 (1986) Part 1, 'Security of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' and 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

8. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

9. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

(b) The assessment should demonstrate that the proposed heating and

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cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

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

INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.

INFORMATIVE: The applicant is advised to contact the Crime Prevention Officer, Tottenham Police Station, 398 High Road, London N17 9JA (tel. 020 8345 0934) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

INFORMATIVE: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

REASONS FOR APPROVAL

The proposal accords with Policies HSG2 'Change of Use to

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	<p>Residential', EMP4 'Non Employment Generating Uses', UD3 'Quality Design', UD6 'Waste Storage', also Policy HSG 8 'Density Standards' and Policy M9 'Car Free Development' of the Haringey Unitary Development Plan and is considered consistent with PPS 3 'Housing' and PPS13 'Transport'.</p> <p>The proposal is in accordance with Supplementary Planning Guidance especially 1a 'Design Guidance', 3a 'Density , Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes', 3b'Privacy and Overlooking', 4 'Access for All', 7a 'Parking Standards', 10 'Negotiation and Monitoring of Obligations', and 8a 'Waste and Recycling'.</p> <p>Section 106: Yes</p>	
<p>PC260.</p>	<p>WOOD GREEN SUPPLEMENTARY PLANNING DOCUMENT (SPD)</p> <p>The Wood Green Town Centre Supplementary Planning Document (SPD) would form part of the Council's Local Development Framework (LDF) and would provide guidance to supplement policies of the adopted Unitary Development Plan and a future Core Strategy. The SPD would provide a framework of development for Wood Green Town Centre through guidance on development sites, urban design as well as social, economic and environmental sustainability.</p> <p>A public consultation took place between 17 May and 25 June 2008, on the draft Wood Green Town Centre SPD and the draft document's subsequent amendment to reflect views expressed during the consultation. There were 73 representations from members of the public who were generally supportive of the document as it stood. However, objections had been received on any pedestrianisation of Wood Green Town Centre and less objections to the demolition of the Civic Centre. The wording in the SPG had been changed to reflect the objections to the demolition of the Civic Centre.</p> <p>The Committee was asked to note the work, including extensive initial and statutory consultation, carried out on the Wood Green Town Centre SPD, as well as the accompanying Statutory Consultation Report, Sustainability Report and Equalities Impact Assessment.</p> <p>Members felt that any responses or suggestions for the Civic Centre should be considered carefully as the Council had a policy to create a new Civic Centre at Wood Side House. In response the officer confirmed that any proposal for the Civic Centre would be open to a planning brief on how it would be taken forward. All changes to existing public highways would be subject to consultation, traffic consultation and assessment of the conditions.</p>	

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	<p>The Committee was advised that the Wood Green SPD was to provide a high level of strategic policy for Wood Green and to inform Members of the changes based on the consultation. The document would be used for guidance purposes for developers. It would have no statutory power but has publicity in which the Town Centre could be promoted.</p> <p>The Chair moved a motion to agree the recommendations outlined in the report.</p> <p>RESOLVED</p> <p>That the recommendations outlined in the report be agreed:</p> <ol style="list-style-type: none"> 1. That the Committee note the work, including extensive initial and statutory consultation, carried out on the Wood Green Town Centre SPD, as well as the accompanying statutory consultation report, sustainability report and equalities impact assessment. 2. That the Committee recommends the Wood Green Town Centre SPD and associated documents are adopted, subject to Cabinet approval on the 14 October 2008. 	
<p>PC261.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday 6 October 2008.</p> <p style="text-align: center;">The meeting concluded at 9:20pm.</p>	

COUNCILLOR SHEILA PEACOCK
Chair