



NOTICE OF MEETING

Special Planning Committee

TUESDAY, 2ND DECEMBER, 2008 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD,
WOOD GREEN, N22 8LE.

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

This meeting may be filmed for live or subsequent broadcast via the Council's internet site. At the start of the meeting the Chair will confirm if all or part of the meeting is to be filmed. The Council may use the images and sound recording for internal training purposes.

Generally the public seating areas are not filmed. However, by entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web-casting and/or training purposes.

If you have any queries regarding this, please contact the Principal Support Officer (Committee Clerk) at the meeting.

AGENDA

1. APOLOGIES

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. This being a special meeting of the Committee, under Part Four, Section B, Paragraph 17 of the Council's Constitution, no other business shall be considered at the meeting.

3. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

4. PLANNING APPLICATIONS (PAGES 1 - 2)

In accordance with the Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

5. 185A PARK ROAD N8 (PAGES 3 - 14)

Change of use and Refurbishment of derelict storage building into Day Nursery Use Class (D1)
RECOMMENDATION: Grant permission subject to conditions.

6. ALEXANDRA PARK SCHOOL, BIDWELL GARDENS N11 (PAGES 15 - 26)

Erection of a two storey building to provide new sixth form study and common room space, and training space.
RECOMMENDATION: Grant permission subject to conditions.

7. 375, 377, 379 HIGH ROAD N17 (PAGES 27 - 38)

Erection of 3 x 2 storey extension on first, second and loft floors to create 3 x one bed and 6 x two bed flats.
RECOMMENDATION: Grant permission subject to conditions.

8. FORMER MIDDLESEX UNIVERSITY, WHITE HART LANE N17 (PAGES 39 - 54)

Approval of reserved matters (siting, design, external appearance and landscaping) pursuant to outline planning permission HGY/2005/1439 for 70 bed care home.

RECOMMENDATION: Approve reserved matters and vary schedule 3 of the Section 106 Legal Agreement attached to the outline permission.

9. HORNSEY SCHOOL FOR GIRLS, INDERWICK ROAD N8 (PAGES 55 - 68)

Erection of 2 x single storey buildings at the school's frontage to provide a new administration block and learning resource centre, and create a new main entrance.

RECOMMENDATION: Grant permission subject to conditions

10. DATE OF NEXT MEETING

Monday 8 December 2008

Please note that under the Council's Constitution, Part 4, Section B, Paragraph 17 no other business shall be considered at the meeting.

Yuniea Semambo
Head of Local Democracy & Member
Services, 5th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Anne Thomas
Principal Committee Coordinator
(Non Cabinet Committees)
Tel No: 020 8489 2941
Fax No: 0208 489 2660
Email: anne.thomas@haringey.gov.uk

01 December 2008

This page is intentionally left blank



Haringey Council

Agenda item:

[]

Special Planning Committee

On 2nd December 2008Report Title: **Planning applications reports for determination**Report of: **Niall Bolger Director of Urban Environment**Wards(s) affected: **All**Report for: **Planning Committee****1. Purpose**

Planning applications submitted to the above Committee for determination by Members.

2. Summary

All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.

3. Recommendations

See following reports.

Report Authorised by:



Marc Dorfman

Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Senior Administrative Officer

Tel: **020 8489 5114****4. Local Government (Access to Information) Act 1985**

Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.

This page is intentionally left blank

Special Planning Committee 2 December 2008

Item No.

REPORT FOR CONSIDERATION AT SPECIAL PLANNING COMMITTEE

Reference No: HGY/2008/1743

Ward: Muswell Hill

Date received: 22/08/2008

Last amended date: 23/10/08

Drawing number of plans: SYN/01 & SYN/02.

Address: 185A Park Road N8

Proposal: Change of use and Refurbishment of derelict storage building into Day Nursery Use Class (D1)

Existing Use: Ancillary storage for sports club

Proposed Use: D1 (Day Nursery)

Applicant: Sports Club UK LTD

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer Contact: Valerie Okeyi

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is located within the Sports Fields of the Club known formerly as the North Middlesex Cricket Club. North Middlesex Club is bounded by 171-191 Park Road along its eastern boundary which also contains the vehicular access from Park Road. The northern boundary of the club is bounded by the rear gardens of the properties in Cranley Gardens. There is a footpath along the southern boundary which links Wood Vale and Park Road. The western boundary has a number of tennis courts.

The site comprises a large clubhouse with an associated car park located to the northern part of the site. The site has a cricket pitch and other facilities that do not appear to be so widely used.

The building that is part of the planning application is currently used for storage, it is situated in the south –east corner of the site, adjacent to the rear garden of 171 Park Road.

PLANNING HISTORY

Planning-**HGY/1996/0204**-REF-07-05-96-185A Park Road London -Certificate of Lawfulness for retention of portacabin. Refused and Dismissed on Appeal.

Planning-**HGY/2007/1710**-REF-09-10-07-185A Park Road Hornsey London - Retention of refrigeration unit and three air conditioning units.

Planning-**HGY/2007/1834**-REF-23-10-07-185a Park Road Hornsey London - Demolition of existing storage and erection of new nursery building.

Planning permission was granted in 1999 for a pre school nursery in the actual pavilion building

DETAILS OF PROPOSAL

The proposal is for the change of use and refurbishment of the derelict storage building into day nursery (D1). The hours of use will be 7.30am to 6.30pm and the number of children attending will be 28, with an age group of under 5's

The refurbishment will involve;

The roof will be strengthened, insulated and covered in second hand clay pan tiles to fit in with the surrounding properties.

The walls will be rebuilt where necessary using second hand, common fletton, bricks and pointed to match the existing.

The main front elevation will retain the existing element of the building being 3 double doors. These will be replaced using double glazed, sealed, units; frames in black.

Internally, the layout will accommodate a play area, 2 WC's, storeroom and small kitchen.

The proposed play area will be located to the west of the site facing the rear boundary of 171 Park Road and an acoustic panel will be inserted with planting to the rear and along the rear boundary walls of the houses on Park Road.

The footpath will be in compact gravel.

CONSULTATION

Transportation Group
Ward Councillors
Noise & Pollution
Day Nurseries
179-183 (o) Park Road
187-191 (o) Park Road
260-274 (e) Park Road

RESPONSES

Transportation officer

This proposed development is on the W7 bus route on Park Road and within a short walking distance of W3 bus route on Priory Road, which combined, offer some 50 buses per hour (two-way), for frequent bus connection to and from Finsbury Park tube station, with Bus Route No.144 on the latter route providing additional 15 buses per hour (two-way), for bus connections to Turnpike Lane tube station. We have subsequently considered that some of the prospective patrons and staff of this development would use sustainable travel modes for their journeys to and from the site. Our interrogation with TRAVL trip prediction tool revealed that, based on comparable London sites (Gosford Hse - IG4, College Gardens - E4, Sun Babies - N1, Fareacres - E18, Latymer - W10 & Our Lady of Muswell - N10), this development proposal would generate significant combined in and out movement of 9 and 8 vehicles in the morning and evening peak hours respectively.

However, there are some concerns with this development proposal as follows:

1. Restricted width of the site access: The width of the vehicular access is narrow and not sufficient for two cars to pass or indeed for this access to be shared with pedestrians and cyclists.

We will therefore ask the applicant to propose a scheme which will give priority to vehicles entering this premises and make this access suitable for sharing between vehicles and pedestrians/cyclists, with the appropriate entry treatment/traffic calming measures. It is to be noted that the entire length of Park Road is heavily parked and the level and speeds of traffic along this road is significant, hence there is the need for vehicles to enter and leave this development promptly and without impairing the highway safety of the vulnerable road users along the site access..

2. Lack of a dedicated parking and turning area for vehicles to park momentarily to drop off or pick up children at this creche: Although there are drop-off/parking within the site, it is not apparent who owns and will be using the area immediately after the site access and which of the parking areas will be earmarked for this nursery.

Thus, we will require the applicant to demonstrate on the appropriate plans and supporting statement, which area of the site will be exclusively reserved for the nursery's drop-off/collection of patrons and parking, during its operational times.

3. Lack of a clear-cut pedestrian route to the site: There is no indication of a

specific route which would provide a safe passage of patrons/staff to and from this development, right from Park Road.

We will therefore ask the applicant to propose a paved area next to the playing field and running parallel to Park Road, which would connect to the shared vehicle/pedestrian/cyclist access suggested above. We will also expect this route to have adequate lighting.

4. It is also unclear what level of car/cycle parking provision will be provided for this development, bearing in mind that there are other business activities within this compound. Albeit the applicant has not indicated what the staffing level would be, the Council's parking standard for this development, as detailed in Appendix 1 of the UDP, states that 2 off-street car parking spaces per practitioner plus 1 for every 2 auxiliary staff and a minimum of 1 space for the disabled as well as 1 cycle space per practitioner shall be provided for a development of this nature.

Consequently, the highway and transportation authority object to this application, in its current form.

Residents

5 individual letters of objection have been received from neighbours this includes one letter from CREOS (Crouch End Open Space) and CGRA (Cranley Gardens Residents Association).

The following points have been raised:

- Encroachment onto Green Belt and Metropolitan Open Land
- The installation of security lighting around the outside of the new building will cause nuisance to nearby residents, such lighting would damage the biodiversity of the site
- There are still other unauthorised development and building works on the site it is difficult to separate out this proposal from that history. It was the unauthorised development of the clubhouse into a restaurant and bar which resulted in the nursery being forced out from its previous location in the clubhouse.
- The building that was ancillary to the sports use of the site have housed machinery and equipment used for care and maintenance of the cricket pitches
- A day nursery is not necessary in this area
- The proposed nursery would mean vehicle congestion in the area
- To allow unsuitable schemes on any MOL is to open the door to other schemes and further loss of vital open space and green space.
- Impact on residential amenity

Cllr Jonathan Bloch objects for the following reason:

- The MOL land will be encroached upon
- The application is very controversial

North Middlesex Cricket Club:

- In principle have no objection to a nursery on the site, they are concerned however that no alternative proposal has been submitted to show where the equipment current stored in the building will be re-housed
- They are not clear as to whether or not the proposed nursery would encroach on the existing pay area.
- Proposals for access to the site and parking are unclear with the scheme

RELEVANT PLANNING POLICY

OS2 Metropolitan Open Land (MOL)
UD3-General Principles
UD4- Quality Design
CW1- New Community Health Facilities
SPG 11B- Buildings Suitable for Community Use:

ANALYSIS/ASSESSMENT OF THE APPLICATION

The principal issues to be considered here are:

- 1) Previous history
- 2) The principle of development in the MOL
- 3) Principle of a Day Nursery
- 4) Residential Impact
- 5) Parking and Access

1. Previous history.

The day nursery was once housed in the main Pavillion/changing room building on the north side of the cricket ground. It was later moved into a demountable building which was erected without planning permission immediately adjacent to the storage building subject of this application and behind the rear garden of No. 171 Park Road. The demountable building has now been dismantled, following the enforcement appeal that was dismissed on the 8th of October 2007.

Application HGY/2007/1834 sought permission to house the nursery in a new building on the site of this storage building. This was refused on the grounds that;

- i. A new building was inappropriate development in the MOL
- ii. The proposed play area would be detrimental to nearby residents

It should be noted that, on the temporary closure of the day nursery following Enforcement Action, there was concerns about the non-availability of this facility which was a benefit to local parents, carers and young children.

2. The principle of development in the MOL.

The proposal involves the conversion of the existing building, rather than its demolition and replacement by a new building. There are concerns from residents about the encroachment on the MOL.

Because it is a conversion and not a new build, the proposal would have no greater impact on the MOL than if the building continued to be used as a storage building. It would therefore be difficult to justify refusal on the grounds of visual intrusion or harm to the appearance of the MOL; it will be the same size as the existing.

Policy OS2 sets the criteria for allowing the re-use of existing buildings within the MOL. In this case the criteria has been met for the following reasons

- i. The proposal will not have a materially greater impact than the present use on the openness of the MOL.
- ii. The building is capable of a conversion without major or complete reconstruction.
- iii. The building is brick built, single storey with a pitched roof. The proposed refurbishments will include re-roofing with a tiled roof in place of the damaged felt roof, so it will look more attractive. Therefore overall the building form and general design is in keeping with its surroundings.
- iv. The proposal will not conflict with the openness of the MOL.

Furthermore; Day Nurseries, Pre-School, Parent & Toddler Club uses are found in buildings in parks and recreation grounds, for example Springfield Pre-School in the grounds of Alexandra Palace Park.

Overall it is considered that the proposal is not in conflict with policy OS2.

3. Principle of Day Nursery

The proposed nursery will provide a use which benefits local children and parents. The nursery will involve a conversion of the existing building rather than new build and it will be in keeping with its surroundings.

The existing machinery that is currently housed in the building will be re-housed in an existing building to the north of the cricket fields

4. Residential Impact

Policy UD3 seeks to protect the privacy and amenity of neighbours.

Whilst the visual impact on nearby residents is limited, concerns have been expressed about noise and disturbance to the residents from the external play area. It is proposed to locate this west of the proposed nursery building facing the rear boundary of 171 Park Road, 10m away from their rear boundary. Locating the play area elsewhere will encroach upon the cricket ground and cause health and safety issues to the children using the play area. To overcome concerns about disturbance to nearby residents, an acoustic panel will be erected, directly behind the panel will be some planting to avoid any visual impact to neighbours.

5. Parking and access

The car park is at the front entrance of the site off Park Road and leads to a pedestrian route to the nursery building that will be surfaced in compact gravel.

Whilst the concerns of the Transport Officer are noted, it must be understood that there is a vehicular access established for the site as a whole, that this leads to a substantial parking and turning area to the north of the playing fields; from which there will be a path to the day nursery.

SUMMARY AND CONCLUSION

To conclude the proposed nursery building is appropriate development in the Metropolitan Open Land as the proposal would include a conversion rather than a new build and therefore not appear visually intrusive within its open setting, the proposed nursery will provide benefits to local families and although the play area will be located to the west of the nursery building facing the rear boundary of no 171 Park Road provisions will be made to reduce the noise impact of the play area and the visual impact will be further reduced. As such the proposals is in accordance with policies OS2 Metropolitan Open Land, UD3 General Principles, UD4 Quality Design and CW1 New Community Health Facilities of the Haringey Unitary Development Plan and the Councils SPG 11B- Buildings Suitable for Community Use. It is therefore appropriate to recommend that planning permission be APPROVED.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/1743

Applicant's drawing No.(s) SYN/01 & SYN/02

Subject to the following condition(s)

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. 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.

4. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries; further details of an acoustic wall around the play area shall be submitted.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

5. The use hereby permitted shall not be operated before 0730 or after 1830 hours on Monday to Friday and not at all on Saturdays, Sunday or Bank Holidays.

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

6. The external play area should not be used for periods exceeding 2 hours per day.

Reason: To prevent undue disturbance to local residents

7. The premises shall only be used as a crèche, nursery or day centre within Use Class D1 (b) of the Use Class Order 1987, and for no other purpose including any other use within Class D1.

Reason: In order to protect the amenities of nearby residential properties.

8. Detailed proposals for the improvement of vehicular access to the overall Club site, from Park Road, to enable two vehicles to pass each other without the need to reverse on to Park Road, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development, and implemented before occupation of the building.

Reason: In order to secure satisfactory arrangements for access in the interests of highway safety.

REASONS FOR APPROVAL

The proposed nursery building is appropriate development in the Metropolitan Open Land as the proposal would include a conversion rather than a new build and therefore not appear visually intrusive within its open setting, the proposed nursery will provide benefits to local families and although the play area will be located to the west of the nursery building facing the rear boundary of no 171 Park Road provisions will be made to reduce the noise impact of the play area and the visual impact will be further reduced. As such the proposal is in accordance with Policies OS2 'Metropolitan Open Land', UD3 'General Principles', UD4 'Quality Design' and CW1 'New Community Health Facilities' of the Haringey Unitary Development Plan and the Councils SPG 11B 'Buildings Suitable for Community Use'.

This page is intentionally left blank



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan 185A Park Road N8



**Directorate of
Urban
Environment**

Ransford Stewart
Assistant Director
Planning Policy & Development
639 High Road
London N17 8BD
Tel 020 8489 0000
Fax 020 8489 5525

 NORTH	Drawn by	AA
	Scale	1:2500
	Date	10/11/2008

This page is intentionally left blank

Special Planning Committee 2 December 2008

Item No

REPORT FOR CONSIDERATION AT SPECIAL PLANNING COMMITTEE

Reference No: HGY/2008/1937

Ward: Alexandra

Date received: 30/09/2008

Last amended date: N / A

Drawing number of plans: S5235G0100, 0101, 0201, 0301, 0401, 1100, 2100, 2101, 2102, 2103; S5235H1000, 1101, 1102 & 1103.

Address: Alexandra Park School, Bidwell Gardens N11

Proposal: Erection of a two storey building to provide new sixth form study and common room space, and training space.

Existing Use: Secondary School

Proposed Use: Secondary School

Applicant: Haringey Council, Children And Young People's Services

Ownership: Haringey Council

PLANNING DESIGNATIONS

Road Network: Borough Road

Contaminated Land

Unkown Filled Ground (Pit, Quarry etc)

Quarrying of sand and clay, operations of sand and gravel pits

Officer Contact: Michelle Bradshaw

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

Alexandra Park School is located on the south side of Bidwell Gardens, N11. The main access to the school grounds is via Albert Road and Rhodes Avenue. The school is a mixed 11-18 comprehensive school providing spaces for up to 1350 pupils including students with special needs.

Alexandra Park School is a mid-late twentieth century school, consisting of a mix of two, three and four storey buildings of varying ages plus green space, games courts and car parking areas. The school was originally established in the 1960's and has had several additions and alterations since that time so that there are now seven buildings on the site, divided among three main blocks.

The school site itself is not designated as open space but does provide a degree of openness due to its areas of green space and grassed play areas. The adjoining Muswell Hill Golf Course, Albert Road Recreation Ground and allotment gardens are designated as Metropolitan Open Land and the golf course and recreation ground are sites of ecological value. Further to the south and west are residential properties. The site is not within a conservation area nor does it contain any listed buildings.

PLANNING HISTORY

Council records indicate that a range of planning applications, for alterations and additions to the school, date back to the 1980s.

DETAILS OF PROPOSAL

This application seeks planning permission for improvements to Alexandra Park School. The proposal is part of a Haringey-wide Building Schools for the Future (BSF) program, a government initiative to rebuild or renew nearly every secondary school in England. Haringey's BSF programme will see more than £200m invested in improving schools in the borough.

The works to the school include the erection of a two-storey building to provide a new sixth form common room and study space, teacher training space and associated office and storage spaces. The new building will enable the spaces within the existing school buildings to be rationalised and refurbished to provide space for other curriculum areas such as music, drama and business studies. The new building would be located near the school's northern boundary with the golf course and provide a total of 524m². The relocation of the existing 'snack shack' will be required as a result of the new building. The works also involve refurbishment of existing internal spaces enabling existing spaces for special needs students to be enlarged and modernized.

CONSULTATION

Internal and External Consultation

Ward Councilors
Transportation Group
Building Control
Council Cleansing

Local Residents

Bounds Green and District Residents Association
Rhodes Avenue Primary School, Rhodes Avenue, N22
Blanche Neville School, Rhodes Avenue, N22
4 – 14 (e) Rhodes Avenue, N22
52 – 80 (even) Bidwell Gardens
35 Windermere Rd, N10
Muswell Hill Golf Club

RESPONSES

LFEPA

The London Fire and Emergency Planning Authority (LFEPA) advised that the plans did not show Fire Brigade vehicle access to existing and proposed new premises in accordance with Approved Document B, section B5.

The applicant has since provided two plans, including a “Fire Brigade Vehicle Access Site Plan” and a “Fire Hose Route Plan”. THE LFEPA have not had adequate time to respond and therefore a condition of consent will be used to address the issue.

Haringey – Building Control

No comments to make re Building Regulations B5 (Fire Brigade Access)

Local Residents

Nil

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan 2006

G1 Environment
G2 Development and Urban Design
G9 Community Wellbeing
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
ENV9 Mitigating Climate Change: Energy Efficiency
M10 Parking and Development
OS5 Development Adjacent to Open Spaces
OS17 Tree Protection, Tree Masses and Spines
CW1 New Community/Health Facilities

ASSESSMENT OF THE APPLICATION

Key Issues for Consideration

1. Principle of Development
2. Design and Materials
3. Landscaping, Trees and Open Space
4. Metropolitan Open Land (MOL)
5. Sustainability
6. Traffic Generation, Parking and Access
7. Residential Amenity

1) Principle of Development

Policy G9 'Community Well Being' states that development should meet the borough's needs for enhanced community facilities from population and household growth, with the objective of increasing the overall stock of good quality community and health facilities in Haringey, especially in areas of shortage, and to improve existing facilities. Policy CW1 'New Community / Health Facilities' of the Haringey UDP 2006 supports the development of new community facilities in appropriate locations, where there is a local need, where it is accessible by walking or public transport and where it can be used for more than one community purpose. The proposed development is to add a small new building and refurbish an existing secondary school. Since the site is already being used for education purposes, the principle of the use has been established. The location of the facilities will enable the school to improve existing learning spaces particularly for sixth form students and students with special needs. The school currently provides spaces for 1350 pupils. There will be no increase in the capacity of the school created as a result of the proposed works which are aimed to improve the existing facilities for existing students. Therefore, the principle of the proposal is considered to be acceptable and in line with Council policy.

2) Design and Materials

Policy G2 'Development and Urban Design' states that development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment. The objectives of the policy are to promote high quality design which is sustainable in terms of form, function and impact, meeting the principles of inclusive design and supporting sustainable development. Policy UD4 – Quality Design of the Haringey UDP 2006 states that any proposal for developments and alterations or extensions, which require planning permission, will be expected to be of high design quality.

The subject site is typical of schools outside central London, consisting of a central block and a number of later additions of varying heights and architectural styles.

The proposed new block would be a two-storey structure with a small second floor plant room. The height of the proposed building would be generally lower than the established heights of the other buildings on the site.

The elevational design and fenestration is modern and simple, consistent with the other modern buildings in the school. Materials for the proposed building include Powerwall – Honeycomb cassette walling system with acrylic render, Corium brick cladding system. Windows are to be aluminium framed glazing panels and fixed louvres

The plans indicate that the brick cladding system would consist of blue brick tiles and various glazed brick tiles. Conditions of consent should require the colour scheme to be neutral (i.e. consisting of dark greens, greys, taupes or creams) so as to be consistent with the surrounding buildings and therefore ensure the new development relates positively to the existing school buildings and has minimal impact on the visual amenity of nearby open spaces. Overall, the development is considered to comply with policy G2 and UD4.

3) Landscaping / Trees and Open Space

The site of the proposed new building is currently occupied by an area of grass and seven recently planted tree saplings which would require removal. There is scope within the school site for these trees to be replanted and a condition of consent could be implemented to ensure the trees are retained on site, if desired. There are no mature trees likely to be affected by the construction works. The proposal does not include any large scale landscaping other than making good of the ground surrounding the proposed new building, which would be surrounded by a grassed area. The proposal is deemed to comply with policy OS17 'Tree Protection, Tree Masses and Spines'

4) Metropolitan Open Land (MOL)

The Alexandra Park Academy site itself is not designated as open space however the adjoining Muswell Hill Golf Course, Albert Road Recreation Ground and allotments are designated as Metropolitan Open Land (MOL). The school redevelopment is located within the existing school boundaries and therefore will not impinge directly on the MOL. The new building is to be located close to the northern boundary which borders the Golf Course. The building would also be visible from the allotments. As such the colour scheme of the buildings will be quite important to ensure minimal impact on the visual amenity of these adjoining green spaces. As such, a condition of consent regarding colour will be attached. Furthermore, a condition requiring full details of fencing/boundary treatment to be submitted to and approved in writing by the Local Planning Authority to ensure this does not have any significant detrimental impact on the adjacent open space, inline with policy OS5 "Development Adjacent to Open Spaces".

5) Sustainability

Policy G1 “Environment”, states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources. The objective of the policy is to facilitate developments which protect and enhance the environment and operate in a sustainable and environmentally friendly manner. Further to this, policy UD2 of the UDP contains the Council’s sustainability objectives. Council will seek to ensure development schemes take into account, where feasible: environmentally friendly materials, water conservation and recycling, sustainable drainage systems, permeable hard surfacing and green areas, biodiversity potential, energy efficient boiler systems, reuse/refurbishment versus new build, allocated composting areas and provision for alternative fuelling.

Policies ENV9 and SPG8c relate to sustainability and energy efficiency. The key objectives of policy ENV9 are to encourage energy efficiency and to achieve a reduction in carbon dioxide emissions through new development. Under guidelines in the Haringey Better Schools for the Future Design Brief 2007, the school should aim for a BREEAM rating of ‘excellent’ for new-build projects and ‘very good’ for major remodeling and as high as possible in refurbishment projects.

An initial BREEAM Assessment has been carried out and indicates a score of ‘good’ would be achieved, however the assessment shows areas where the additional points can be achieved to reach a ‘very good’ rating. A condition of consent will require the submission of details of the final BREEAM assessment, prior to the commencement of construction to verify that a score of ‘very good’ or better will be achieved and ensure compliance with policy G1, UD2, ENV9, ENV10 and SPG8c.

Land Contamination

Site investigation information shall be required through condition, to identify any potential areas of contamination within the site, in line with policy ENV11. Reference should also be made to SPG8f ‘Land Contamination’.

Waste Storage and Recycling

Policy UD7 ‘Waste Storage’ requires new development to include appropriate provision for the storage and collection of waste and recyclable materials. Composting areas are encouraged by the Council. The existing bin storage area will not be altered by the proposed development. The school can achieve additional BREEAM credits if governor endorsed recycling policies are implemented for items such as paper, print cartridges, toner cartridges and plastics.

Large developments are generally required to produce a Waste Management Plan, however since the proposed development involves an existing school use on the site, with existing waste management procedures, a Waste Management Plan shall not be required for the operation of the site. It is considered that the

above satisfies the requirements of Policy UD7. Overall, the scheme is deemed to be inline with policy requirements.

6) Traffic Generation, Parking and Access

Policy M10 'Parking for Development' of the UDP 2006 identifies that development proposals will be applied against the parking standards in Appendix 1 of the UDP. No specific standard is given for education use.

Council policy is focused towards reducing car use associated with new development, in the interests of sustainability, which is balanced against the need to avoid increases in on-street parking in the surrounding areas, as a result of new development. The school is within 400m of public transport links to bus routes along Albert Road. Alexandra Park railway station is 1200m and Bounds Green Tube Station is 1000m away.

The proposed development will increase the available floor area by 524m² however there will be no increase in the capacity of the school as a result of the proposed works. The existing traffic generated from the site and existing car parking allocation will not be altered as a result of the proposed scheme.

The development must provide appropriate access for both mainstream and Special Educational Needs (SEN/SEBD) students. The development is not intended to increase the capacity of the school or necessitate any increase in staff numbers over and above what is projected for the immediate future. Therefore the development will not affect the current demand for public transport or use of private motor vehicles. No alterations to the existing school access points or circulation areas are proposed. None of the refurbishment works to other parts of the school will require any significant alterations to circulation areas. Where minor changes to circulation spaces are required they will be made with regard to relevant building regulations to ensure access for all.

Emergency Access

The London Fire and Emergency Planning Authority advised that the plans did not show Fire Brigade vehicle access to existing and proposed new premises in accordance with Approved Document B, section B5.

The applicant has since provided two plan Fire Brigade Vehicle Access Site Plan and the Fire Hose Route Plan. THE LFEPA have not had adequate time to respond and therefore a condition of consent will be used to address this issue.

7) Residential Amenity

Policy UD3 'General Principles' and SPG3b address issues of privacy, overlooking, aspect, outlook and daylight. The new build element of the scheme will be located adjacent to the northern boundary. The Muswell Hill Golf Course would be the closest use to the new school building. Further north-east are allotment gardens. The nearest residential property is some 100m away from the new building. Due to the orientation of the dwellings on Bidwell Road the new

building will not be visible from the houses themselves. As such the new development will not result in any detrimental impact on the amenity of residents by reason of overlooking, loss of privacy or sunlight. In terms of noise impact on the residential properties the new building will be located far enough away to have no significant impact on the residential properties particularly given the uses within the building (i.e. study areas and offices). The refurbishment works will be predominantly internal and will therefore have no significant impact on the amenity of residents. There have been no objections received from local residents regarding the proposed development. Overall, the development is deemed to comply with policy requirements.

SUMMARY AND CONCLUSION

The proposed works at Alexandra Park School, including the erection of a two-storey building and refurbishment of existing buildings will improve existing facilities and allow enhanced opportunities for teaching and learning. The location and scale of the new building will result in no significant detrimental impact on neighbouring residential or the adjacent Metropolitan Open Land (MOL). The design and materials will be controlled via condition to ensure minimal impact on the visual amenity of adjacent green spaces. A final BREEAM assessment will be required prior to construction to ensure the development meets at a minimum the 'very good' standard. Overall, the development will provide a community benefit. It is therefore recommended that the application be granted planning permission subject to conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No: HGY/2008/1937

Applicant's drawing No's: S5235G0100, 0101, 0201, 0301, 0401, 1100, 2100, 2101, 2102, 2103; S5235H1000, 1101, 1102, 1103,

Subject to the following 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. No development shall be commenced until precise details of the materials to be used in connection with the development hereby 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. The colour scheme for the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction works. Materials should be neutral tones (i.e. greys, taupe, cream etc) and / or dark green as per adjacent school block.

Reason: To ensure the new building relates to the existing school buildings and has minimal impact on the visual amenity of the adjacent green spaces and Metropolitan Open Land (MOL)

5. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent adverse light pollution to neighbouring properties.

6. The existing school boundary fence is to be maintained in good order and repaired where necessary to ensure proper function. Full details of any proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure access and egress to the site is via the formal points and boundaries are maintained between the school premises and adjacent uses.

7. A BREEAM Assessment shall be submitted to the Local Planning Authority, prior to the commencement of works, demonstrating compliance BSF Design Brief 2007.

Reason: To ensure the development incorporates sustainability measures to minimise environmental impacts of the proposed development.

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. That a detailed plan for emergency access to the site shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the LFEPA prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority and LFEPA.

Reason: In order to comply with LFEPA requirements and ensure appropriate access to the site in the case of emergency

10. 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 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

REASONS FOR APPROVAL

The proposal has been assessed against and found to comply with Policies G1 'Environment', G2 'Development and Urban Design', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV9 'Mitigating Climate Change: Energy Efficiency', M10 'Parking and Development', OS5 'Development Adjacent to Open Spaces', OS17 'Tree Protection, Tree Masses and Spines', CW1 'New Community / Health Facilities' of the Haringey Unitary Development Plan (2006).



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

Alexandra Park School, Bidwell Gardens N11

HARINGEY COUNCIL

**Directorate of
Urban
Environment**

Ransford Stewart
Assistant Director
Planning Policy & Development
639 High Road
London N17 8BD
Tel 020 8489 0000
Fax 020 8489 5525

	Drawn by	AA
	Scale	1:2500
	Date	10/11/2008

This page is intentionally left blank

Special Planning Committee 2 December 2008

Item No.

REPORT FOR CONSIDERATION AT SPECIAL PLANNING COMMITTEE

Reference No: HGY/2008/1862

Ward: Bruce Grove

Date received: 15/09/2008

Last amended date: N / A

Drawing number of plans: PP/101, PP102, PP/103, PP/104, PP/105, PP/201, PP/202, PP/203, PP/204, PP/205, PP/206 & PP/207.

Address: 375, 377, 379 High Road N17 6QN

Proposal: Erection of 3 x 2 storey extension on first, second and loft floors to create 3 x one bed and 6 x two bed flats.

Existing Use:

Proposed Use: Residential

Applicant: Nilecost Ltd

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road
UDP 2006 Archeological Importance
Conservation Area
Contaminated Land

Officer Contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is situated at 375-377 High Road in the Tottenham Green Conservation Area. Currently the building is in use as a single storey retail shop. The surrounding properties are in general three storey buildings consisting of ground floor retail shops and self contained flats above.

PLANNING HISTORY

Planning-**HGY/2002/0950**-GTD-27-08-02-375-377 High Road London -The display of an internally illuminated fascia sign and an internally illuminated double sided projecting box sign.

Planning-**OLD/1978/1003**-WDN-03-04-78-375 Site of High Cross Cottages to Rear of High Road -15/7/76 Erection of a part single/part two storey extension to provide operation block for Tottenham Bus Garage.

Planning-**HGY/2002/0952**-GTD-27-08-02-375-377 High Road London -The installation of a new shopfront and the siting of three air conditioning condensers to ground floor rear elevations.

Planning-**HGY/2002/1425**-GTD-26-11-02-375-377 High Road London -Approval Of Details pursuant to Condition 5 (air handling units) attached to permission reference HGY/2002/0952.

Planning-**OLD/1988/0568**-GTD-05-05-88-375 High Road London -7/12/87 Installation of a satellite dish aerial for reception only.

Planning-**HGY/2007/1520**-GTD-11-09-07-375-377 High Road Tottenham London -Erection of 2 x 2 storey extension on first floor level and loft floor to create 4 x 1 bed and 1 x 2 bed flats.

Planning-**HGY/2007/1972**-GTD-13-11-07- 375-377 High Road Tottenham London -Erection of 2 x 2 storey extension on first, second floor and loft floor to create 6 x one bed flats.

DETAILS OF PROPOSAL

The proposal is for the erection of a 3 x 2 storey extension on first, second and loft floor to create 3 x one bed and 6 x 2- bed flats at nos. 375, 377 and 379 High Road. This application follows the previous consent (HGY/2007/1972) for nos 375 and 377 High Road for 2 x 2 storey extensions on first, second floor and loft floor to create 6 x one bed flats at 375 and 377 High Road.

The design at the front elevation of the proposed scheme follows the pattern of the previously approved application, albeit extended across three rather than two properties as before, although roof lights will be inserted in the front roof slope. The proposed rear elevation will include four dormers at the rear and the previously approved external staircase will be omitted. All access to the upper floors will be via the front entrance from the High Road and an wholly internal staircase.

The proposed front elevation will feature large, regularly spaced, sliding sash windows with stucco detailing around the openings. The third floor would feature ornate gable features with oval lozenge windows to match 373 High Road, the next door property, which is a locally listed building. Traditional but highly detailed brickwork construction is also proposed to match the next door property.

CONSULTATION

Transportation Group
Ward Councillors
Conservation Team
Tottenham CAAC
363- 373, 365, 373a, 373b, 373c High Road
381-389 (o) High Road
Flat 1 – 5 @ 391 Library Court, High Road
352-362(e) High Road
344 High Road
6 Philip Lane

RESPONSES

Transportation Group

Since this proposal falls on TFL road network and TfL is the highway authority for these roads, this application has therefore been referred to them for comment today. This comment, once received, would be passed on to the Planning Officer in charge of this application.

Comment received from TFL on 10/10/08 in a letter dated 08/10/08 reads: "In accordance with TFL's own proposed guidelines and Haringey UDP, 1 space per residential unit should be provided within the curtilage of the site. It is suggested that the applicant could investigate the opportunity to install cycle storage facilities at the rear of the premises. Otherwise, TFL do not believe that this development would have an adverse impact on the TFL's road network and therefore have no objection to this application."

In the light of TfL's comment above, we will ask that the following condition is attached to this application, if approved:

The applicant submits a scheme for the provision of 9 (nine) cycle racks, enclosed within a secure shelter, to the Transportation Team for approval.
Reason: To increase the use of sustainable travel modes by the residents of this development.

Tottenham Civic Society

Think the decision to match the face of adjacent locally listed building is a very positive feature in favour of this development. Developers should consider using triple glazing at this location given the traffic noise as well as for environmental reasons.

Tottenham CAAC

Tottenham CAAC made favourable comments about a previous planning application for Nos. 375-377 (HGY/2007/1520) because we welcomed that the intention was to build in the same style as locally listed No. 373. We are pleased to see that they now intend to include No. 379 in the development. We have some doubts about the number of housing units.

Conservation Teams previous comments for 375-373 High Road

This site occupies a very prominent position on the High Road, within Tottenham Green Conservation Area. Only a high quality of detailed design and external facing materials will be acceptable in this instance.

Recommend permission subject to conditions requiring detailed approval of :
Samples of all external facing materials

Fully annotated and dimensioned drawing of the complete front elevation, and cross section drawing showing detailed structural proposals for the development, and the effect on the ground floor shopfront, at a scale of 1:20, including detail design of roof, walls, windows, and all facing materials.

Reason for conditions ; To ensure that the development is of a high standard to preserve the character and appearance of Tottenham Green Conservation Area.
Informative : The applicant is advised that only the highest quality detail design and external facing materials, including yellow stock facing brickwork, in terms of colour, texture, bond, and pointing, to the frontage building facing the High Road will be acceptable

Informative : The applicant is advised to contact the Council's Principal Conservation Officer to discuss the detailed design proposals and facing materials prior to submission of details.

RELEVANT PLANNING POLICY

CSV1 Development in Conservation Areas
CSV5 Alterations and Extensions in Conservation Areas
UD3 General Principles
UD4 Quality Design
M9 Car Free Residential Developments
HSG1 New Housing Development

SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes
SPG 1a Design Guidance

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues are considered to be;

- 1) Design and appearance of the proposed two storey extension
- 2) The Standard of Accommodation
- 3) Privacy and Amenity of Adjoining Neighbours
- 4) Parking
- 5) Planning Obligations/Section 106

1. Design and appearance of the proposed two storey extension

The proposal must be assessed in terms of its potential impact on the character of the surrounding locality under policy UD4 and, with particular reference to the Conservation Area under policies CSV1 and CSV5, which seek to preserve and enhance the character and appearance of the conservation area.

The proposed front and rear elevation of the two storey extension at nos. 375-379 High Road will blend into the existing height bulk and mass of the neighbouring building at no 373 High Road which is locally listed. The overall design in terms of its architectural characteristics is identical to 373 High Road and the windows used will be double glazed timber sash. The proposed dormers at the rear are very modest in scale and appear subordinate to the roof slope. The proposed roof lights will not be detrimental to the street scene. It is felt that overall the intention to build in the same style as locally listed No. 373 and to include No. 379 in the development will enhance the character and appearance of the Conservation Area.

2. The Standard of Accommodation

The proposal has now been amended to provide 3 x one bed and 6 x 2-bed flats on the first, second floor and in the loft space. The room sizes are considered adequate as they meet the room size requirements set out in SPG 3a and the overall layout is suitable.

3. Privacy and Amenity of Adjoining Neighbours

Upon inspection of the site the proposed development will not have any impact on the adjoining neighbours.

4. Parking

TFL advise that 1 off-street space should be provided for each of the proposed dwellings. However, this is an extremely constrained site with little prospect for the provision of any off street parking that could be used easily or safely. Notwithstanding the above, the site is located in a highly accessible area and is

therefore considered suitable for car-free housing in accordance with policy M9 of the UDP. This can be secured by way of a Section 106 obligation as detailed below. A condition to ensure that 9 cycle racks in a secure shelter are provided is also proposed.

5. Planning Obligations/Section 106

Under Section 106 of the Town and Country Planning Act, the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site.

Education Contribution

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development is calculated to amount to £15,065.

Car free contribution

The applicant has also agreed to enter into a S.106 agreement that "The resident units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development, and to contribute a sum of £1000 (One thousand pounds) towards the amendment of the TMO for this purpose.

Environment Contribution

It is appropriate for the Local Planning Authority to seek a financial contribution towards the open space improvements. The environment contribution associated with this development is calculated to amount to £15,435

Recovery Costs

As part of the S106, it is recommended that a financial contribution is required from this development through a legal agreement in order to secure a contribution towards recovery/administration costs.

The applicant has agreed to a contribution of £1,500 toward recovery costs/administration.

SUMMARY AND CONCLUSION

To conclude the proposed erection of a 3 x 2 storey extension on first, second floor and in the loft space to create 3 x one bed and 6 x 2-bed flats is considered acceptable because overall its design and massing will be sympathetic to the existing neighbouring building at 373 High Road. The proposal would enhance the character and appearance of the conservation area. The Overall size and layout of the accommodation meets the requirements set out in SPG 3a. There would be no adverse affect on the privacy and amenity of adjoining neighbours and a car free scheme is suited to the location. As such it would be in accordance with CSV1 Development in Conservation Areas, CSV5 Alterations and Extensions in Conservation Areas, UD3 General Principles, UD4 Quality Design, M9 Car Free Residential Developments, HSG1 New Housing Development of the Haringey Unitary Development Plan and the Councils SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes and SPG 1a Design Guidance. It is therefore appropriate to recommend that planning permission be GRANTED.

It is therefore appropriate to recommend that planning permission be granted subject to the following conditions and agreement.

RECOMMENDATION 1

The Committee is recommended to **RESOLVE** as follows:

1. That planning permission be granted in accordance with Planning application no. HGY/2008/1862, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure a financial contribution of £15,065 toward educational facilities within the Borough; £1,000 towards the amendment of the Traffic Management Order for designation of a car-free development and a contribution of £15,435 to improve the open space and £1,500 for recovery/administration costs.
2. That the Agreement referred to in resolution (1) above is to be completed no later than 29th November 2008 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his discretion allow; and

That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2008/1862 be refused.

That following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2008/1863 and drawing No. (s) PP/101, PP102, PP/103, PP/104, PP/105, PP/201, PP/202, PP/203, PP/204, PP/205
PP/206 & PP/207.

Subject to the following condition(s)

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 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. Prior to the commencement of development, a drawing shall be submitted to show the provision of facilities for the storage of not less than 9 bicycles.

Reason: In order to facilitate the use of cycles by residents of the development.

5. Fully annotated and dimensioned drawing of the complete front elevation, and cross section drawing showing detailed structural proposals for the development, and the effect on the ground floor shopfront, at a scale of 1:20, including detail design of roof, walls, windows, and all facing materials, shall be submitted and approved prior to commencement of development.

Reason: To ensure that the development is of a high standard to preserve the character and appearance of Tottenham Green Conservation Area.

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. Details of the design, materials and location of enclosure or structures to house waste and recycling containers shall be submitted to and approved by the Local Planning Authority prior to the commencement of development; such structures shall be installed before occupation of either of the flats.

Reason: In order to protect the amenities of the locality.

INFORMATIVE: The applicant submits the construction details to TFL prior to construction, for approval, the TFL officer being Gordon Adam, North Area Development Control Officer, Transport for London, Windsor House, 42-50 Victoria Street, London SW1H 0TL

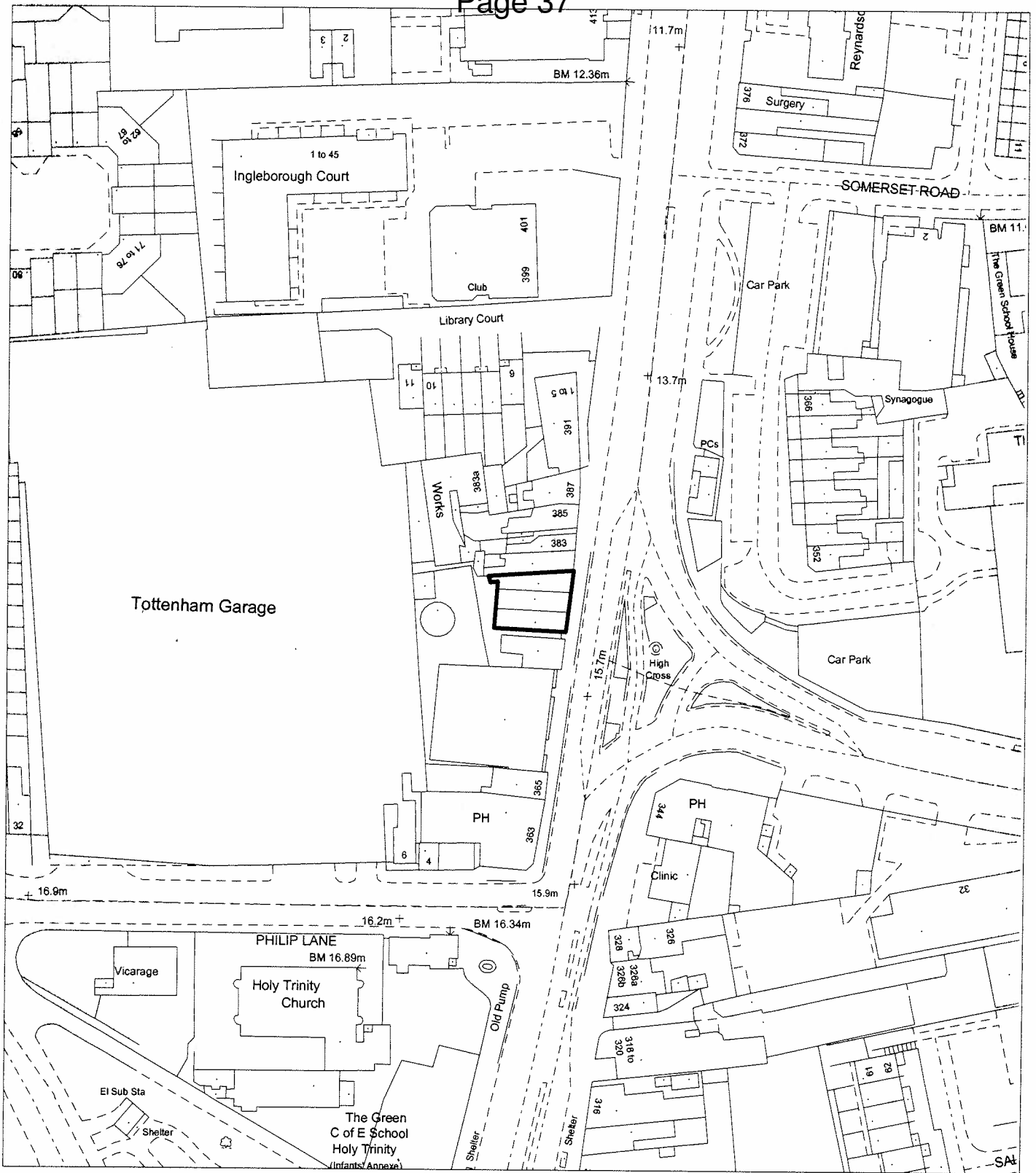
INFORMATIVE: The applicant is advised that only the highest quality detail design and external facing materials, including yellow stock facing brickwork, in terms of colour, texture, bond, and pointing, to the frontage building facing the High Road will be acceptable.

INFORMATIVE: The applicant is advised to contact the Council's Principal Conservation Officer to discuss the detailed design proposals and facing materials prior to submission of details.

REASONS FOR APPROVAL

The proposed erection of a 3 x 2 storey extension on first, second floor and in the loft space to create 3 x one bed and 6 x 2-bed flats is considered acceptable because overall its design and massing will be sympathetic to the existing neighbouring building at 373 High Road. The proposal would enhance the character and appearance of the conservation area. The Overall size and layout of the accommodation meets the requirements set out in SPG 3a. There would be no adverse affect on the privacy and amenity of adjoining neighbours and a car free scheme is suited to the location. As such it would be in accordance with Policies CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', UD3 'General Principles', UD4 'Quality Design', M9 'Car Free Residential Developments', HSG1 'New Housing Development' of the Haringey Unitary Development Plan and the Councils SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' and SPG 1a 'Design Guidance'.

This page is intentionally left blank



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan
375, 377, 379 High Road N17



**Directorate of
 Urban
 Environment**

Ransford Stewart
 Assistant Director
 Planning Policy & Development
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

	Drawn by	AA
	Scale	1:1250
	Date	10/11/2008

This page is intentionally left blank

Special Planning Committee 2 December 2008

Item No.

REPORT FOR CONSIDERATION AT SPECIAL PLANNING COMMITTEE

Reference No: HGY/2007/0429

Ward: Northumberland Park

Date received: 22/02/2007

Last amended date: N / A

Drawing number of plans: A4695/2.1/01, A4695/2.1/02, A4695/2.1/03A, A4695/2.1/04, A4695/2.1/05, A4695/2.1/06, A4695/2.1/07, A4695/2.1/08 & A4695/2.1/09.

Address: Former Middlesex University, White Hart Lane N17

Proposal: Approval of reserved matters (siting, design, external appearance and landscaping) pursuant to outline planning permission HGY/2005/1439 for 70 bed care home.

Existing Use: Vacant

Proposed Use: Care Home

Applicant: Inner Circle Group

Ownership: Private

PLANNING DESIGNATIONS

Classified Road

Officer Contact: Stuart Cooke

RECOMMENDATION

APPROVE RESERVED MATTERS AND VARY SCHEDULE 3 OF THE S106 AGREEMENT ATTACHED TO THE OUTLINE PERMSSION

SITE AND SURROUNDINGS

The application site comprises the part of the former Middlesex University site in White Hart Lane fronting Pretoria Road. The site was formerly occupied by the Middlesex University campus and buildings which have now been cleared away.

The application site is located on the junction of Pretoria Road and College Road at the eastern end of the old Middlesex University campus. Pretoria Road links directly to White Hart Lane opposite the White Hart Lane Network Rail station. Pretoria Road is a generally residential street facing onto the railway opposite which is on an embankment at this point. It features a mixture of two-storey Victorian terraces and more modern three storey flats.

The application site itself is bounded by mature trees on its eastern and northern sides and has a common boundary on the west side with the new 6th form centre. To the south is the Haringey Irish Centre, a three storey social and community facility.

PLANNING HISTORY

Planning permission was granted in 2006 for the redevelopment of the Middlesex University site for a new sixth form centre, 123 new residential units and a 70-bed care home, (ref. HGY2005/1439). This application was a hybrid with the care home element of the scheme being granted in OUTLINE only.

The current application is to approve the reserved matters relating to the outline part of the approved scheme, viz. siting, design, external appearance and landscaping.

DETAILS OF PROPOSAL

This application seeks to discharge the reserved matters pursuant to the outline planning permission. These were:

- i) Principle of the use
- ii) Design
- iii) External appearance
- iv) Landscaping

In addition to the reserved matters, the outline permission was subject to 23 additional conditions which will have to be discharged separately. The usual protocol to be followed in these circumstances is for the matters reserved as part of the outline permission to be dealt with first by formal submission. When these are discharged, the applicant then follows the normal procedure of discharge of the separate conditions attached. The discharge of the reserved matters does not affect the requirement to subsequently discharge the conditions, although clearly there is a need to ensure that the details relating to the both the reserved matters and the conditions are consistent. The applicant has confirmed that it is their intention to follow this procedure and apply for formal discharge of the conditions following approval of the reserved matters.

Schedule 3 of the S106 agreement attached to the outline permission identified a number of features that should be incorporated into the scheme. These were:

- En-suites in every room
- Roof conservatory to supply warmth and visual amenity
- Sufficient space, landscaped with sensory gardens and walkways in pleasant surroundings to accommodate the needs to Alzheimers patients.
- Balconies with views over the sports areas, and
- Clustering by floor with communal areas
- Revised nominations agreements

These requirements are considered in the main body of the report.

CONSULTATION

Ward Councillors
Social Services
Design Panel
Energy consultants – Faber Maunsell
Parks Service

RESPONSES

Councillor Bevan has responded not objecting to the scheme.

Social Services have commented that they would not normally wish to comment on the internal arrangements of a private care home. This is dealt with by the Commission for Social Care Inspection who have responsibility for registering schemes of this type.

The Design Panel has responded generally positively to the scheme.

The energy consultants confirm the scheme meets the requirements of the energy efficiency conditions.

RELEVANT PLANNING POLICY

The Councils new Unitary Development Plan was adopted by the Council in July 2006 following its Public Inquiry and modifications procedures. It complies with relevant national policy guidance and the London Plan. The principal policies which are relevant to this case area set out below.

CW1 COMMUNITY WELLBEING

Good community facilities are essential to the fabric of a successful, healthy and inclusive society. Community facilities include schools, higher education facilities, health centres, childcare providers, places of worship and community halls. Every resident in Haringey that needs a school place, a childcare place, or medical assistance, should have access to these services preferably within walking distance of where they live.

Haringey needs new community facilities because the population is increasing and the demand for community facilities is growing. If any areas of deficiency in community facilities are identified then the Council will bring forward policies to direct facilities to those areas

A key objective of this policy is to increase the overall stock of good quality community and health facilities in Haringey, especially in areas of shortage, and to improve existing facilities.

POLICY UD4: QUALITY DESIGN

The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples' quality of life. Good design of buildings and their relationship with their environment affects the perception of an area, as well as the opportunity for disorderly or criminal behaviour.

Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality.

POLICY ENV9: MITIGATING CLIMATE CHANGE: ENERGY EFFICIENCY

The Council will encourage energy efficiency and a reduction in carbon dioxide (CO₂) emissions.

Energy efficient designs can be achieved through careful layout, design and landscaping to maximise the use of natural sunlight and ventilation. This may include south facing aspects and small windows on north facing walls. More detail on design and layout is contained in SPG9 Sustainability Statement – Including Checklist.

POLICY M10: PARKING FOR DEVELOPMENT

The Council will apply its parking standards to restrain car use, to reduce congestion, to improve road safety, to give priority to essential users and people with disabilities, to improve the environment, to improve local accessibility and to encourage sustainable regeneration.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Four separate reserved matters are identified. These are:

1. Principle of the use
2. Design/External appearance
3. Access/car parking/servicing
4. Landscaping/Amenity space
5. Trees
6. Sustainability
7. S106 requirements

In order to relate the reserved matters back to the original report, these issues are considered under the following headings:

1. PRINCIPLE OF THE USE

Planning permission was granted in 2006 for the redevelopment of the Middlesex University site for a new sixth form centre, 123 new residential units and a 70-bed care home, (ref. HGY2005/1439). That scheme included the care home as part of the overall redevelopment of the site, with the care home element being submitted in outline only. However, a considerable level of detail was submitted with the application in order to give as much information regarding the complete scheme as possible at that time. The grant of that permission established the provision of the care home as being acceptable in this location based on relevant planning policy.

The London Plan states that adequate provision for social infrastructure and community facilities should be ensured in accordance with policy 3A.16. This includes services for older people. As part of the determination process of the outline planning permission, the GLA did not raise objection to the proposed care home. Their report concluded,

“The scheme delivers valuable community resources within a deprived area of London....including a care home for the elderly....and is consistent with the strategic objectives and policies of the London Plan.”

Policy HSG 7 “Housing For Special Needs” provides advice in respect of housing for special needs. It advises that the Council will support applications for housing developments that meet specific housing needs within the borough including

residential care and nursing homes. In considering the outline proposal, Social Services commented,

“Social Services have no objection to the proposed care home and considers that this use provides for local need.”

The proposed facility is intended to provide care for a broad range of elderly people, including the frail and those who suffer from dementia. Respite and intermediary care could also be provided. Bedrooms have television and IT facilities. The home will offer a variety of food to cater for different tastes and cultures. Other facilities to be provided are a treatment/therapy room, hairdresser, tea and coffee making facilities, as well as seating for relaxation and socialising with double doors opening in to the garden. The care home is based on the ‘cluster model’, where groups of bedrooms are arranged together, share communal facilities, with approximately one member of staff for every five residents.

Haringey Council – Social Service have confirmed their support for the scheme. Social Service has no objection to the proposed care home and consider that this use provides for local need. As such, Haringey Council – Social Services, would encourage the provision of an aged-care home in this area provided the quality of accommodation was of a high standard.

2. DESIGN/EXTERNAL APPEARANCE

The care home was granted in outline only as part of the wider planning permission for the new 6th form centre. That outline planning permission identified specific reserved matters, including design and external appearance. A considerable level of detail was submitted with the original application in order to give as much information regarding the complete scheme as possible at that time. The details submitted as part of this application reflect closely the elevations and supporting information included in the original application. The design of the proposed building is considered in detail below.

In terms of the built context of the site, the heights of buildings around the site vary from 2 to 4-storeys. Predominantly the site is surrounded by terraced housing except to the southwest of the site where new flats have been built. There are buildings of four storeys in height a short distance further to the north of the site on Pretoria Road. Both the existing flats to the south east of the college site and those currently being developed on the Middlesex University campus site are three to four storeys in height.

The proposed building is located facing Pretoria Road and is set back from the road approximately 7.5 metres behind an established line of Lime trees situated along the front edge of the site. As such, it “replaces” the original building line of the street which was lost during the development of Middlesex University complex of buildings. The proposed building is slightly “cranked” to follow the line of the road and so providing a link between the existing residential terraces on either side of the site. The frontage space will be landscaped to provide an adequate

setting for a building of this size in this location. The location of the new building in this position will help to re-establish Pretoria Road as a street and fill in the gap in the street created by the old Middlesex University buildings.

The building form has evolved in response to the internal configuration and “cluster” arrangement which has resulted in a “U”-shaped building creating a courtyard to the rear. The design also responds sensitively to the existing trees within the site. A strategy for retaining all of the trees has been developed. The form and scale of the building is generated by the internal arrangement of the residential accommodation. As a result the building takes the form of two “L”-shaped blocks that are coupled at, and cranked around, the recessed vertical lift core at the centre of the block. The building will create a symmetrical elevation composition on either side of the central core. Projecting bay windows help to articulate the elevations and will reflect the white painted bay window elements on the neighbouring Victorian housing in a contemporary manner.

The scheme has been assessed by the Haringey Design Panel who liked the scheme and expressed support for several of the developments features. They considered the building did not present an overbearing or intrusive presence to the local streetscape and fitted the site well. They liked the way the block cranked in sympathy with the adjacent road. They also liked the way the schemes bulk had been successfully reduced by the use of projecting bays and the use of a varied palette of materials. They also considered the central lift core set off in red contrasting brick an attractive feature. Some concern was expressed regarding the panelled upstand below the roof and that a green roof should be considered. Also that the use of blue engineering bricks for the ground floor could result in a harsh finish.

In terms of the use of materials, the building has been designed using largely traditional materials incorporating large areas of brick to the elevations to help the building blend in with its surroundings. It is not dissimilar to a 4-storey residential scheme a little further north on Pretoria Road. The external walls will be predominantly a yellow London Stock brick with a blue engineering brick providing the base at ground floor level. Through coloured white render will provide the finish to the walls above the third floor plinth level and within the re-entrant corners. A terracotta through coloured render is proposed for the recessed wall area around the lift core located in the centre of the block. The monopitch roof will be a grey profiled sheet metal with polyester powder coated aluminium fascias and soffits. The windows will be dark grey stained softwood. The use of these types of materials will help the development reflect the general character of the surrounding area. As such the building is considered to achieve an appropriate appearance for the site and succeeds in complementing the existing character of the area.

3. ACCESS/CAR PARKING/SERVICING

The vehicle access to the site is from the existing access in College Road, this being the only practical access point. 16 car spaces are provided including 2 disabled car spaces. This level of provision is considered adequate for a use of this type in this location as public transport availability is good. The site is very close to White Hart Lane Network Rail station and White Hart Lane is served by a number of bus routes. The site is within 400 metres of Tottenham High Road which is also well served by buses.

A turning head is provided immediately adjacent to the entrance for refuse and delivery vehicles to turn within the site. An entrance canopy will provide covered access for an ambulance to the main entrance.

A new ramped pedestrian access is also proposed into the site direct from Pretoria Road.

4. LANDSCAPING/AMENITY SPACE

The principal feature of this site in terms of landscaping is the line of mature Lime trees fronting Pretoria Road. These are to be retained as part of the development to provide screening for the development itself and also for the benefit of the street scene in Pretoria Road. There is also a screen of trees along College Road although these are of less significance and are of generally less good form. However, these trees will also be retained as part of the development as provide additional screening for the development.

In terms of new landscaping, a new residents garden will be created to the rear of the new building facing west, with shaded pergola features and seating. The garden will generally be laid to grass with appropriate shrub and decorative planting. There will also be controlled access to the front garden area with paths and benches under the Lime trees on the Pretoria Road frontage.

Both the ground floor cluster and the central lounge/dining area will have direct access to the shaded terraces within the courtyard garden which will be attractively landscaped with shrubs, raised planters, paths and benches. Additionally, balconies are provided on each floor adjacent to the lift lobbies and bay windows within the many bedrooms and at the ends of the corridors from where the residents can view the surrounding activity from within the safety and confines of the building.

5. TREES

A comprehensive survey of the trees has been undertaken to assess the general health and amenity value of the trees within the site. The survey identifies those trees considered worthy of retention and capable of being safely integrated within the development. The survey identified a total of 56 trees on the site. These are principally the row of Lime trees fronting Pretoria Road. They were found to have

significant life expectancy and the crowns have merged together to form a continuous screen. Retention of these trees is considered a priority.

The trees located along the College Road frontage and the Oak tree were found to be less significant in terms of health, historic significance or long term utility as they are self seeded and of generally fair to poor form. However, they are considered to have some visual value and are so worthy of retention.

The report recommends appropriate trunk and root protection of the trees during the construction period to the relevant BS standard. The relevant condition was attached to the outline permission and will be discharged separately.

6. SUSTAINABILITY/ENERGY EFFICIENCY

The applicant has submitted a sustainable energy strategy prepared by ESD Ltd, a firm a sustainable energy consultants. This study is intended to develop a robust sustainable strategy energy strategy for the scheme as a whole. It is designed to improve the sustainability and environmental performance of Londons built environment by improving energy efficiency, reducing carbon dioxide emissions, generating energy services efficiently and implementing building integrated renewable energy technology.

The strategy has three main aims:

1. to use energy efficiently through:

building orientation and layout seek to maximise daylight and winter solar heat gain where possible.

Enhanced insulation

High performance glazing

Low energy lighting

Low energy appliances

Central heating controls waste water heat recovery systems

2. Use renewable energy

The scheme incorporates a biomass boiler of 23kW capacity to provide part of the heating and hot water base load for the care home

3. supply energy efficiently

communal heating and hot water is provided for the whole building.

In terms of energy efficiency, to respond to condition CH7.2b of the outline permission, the applicant has established an energy and CO2 emissions baseline for the care home and has set a 20% CO2 reduction target. The business as usual (BAU) values are based on Building Regulations Part L2A 2006. Total CO2 emissions for a typical development of this size meeting the regulatory requirements are estimated at approximately 227 tCO2/year. Given the energy

efficiency improvements specified in this scheme, this baseline is reduced by 45 tCO₂/year.

A detailed study of the potential for combined heat and power (CHP) is undertaken as part of the strategy. This concludes that in this case the use of CHP would bring only marginal carbon savings, 2.8% of the sites emissions.

In terms of renewable energy, to respond to condition CH7.2d of the outline permission, the applicant have set a target of CO₂ emissions reductions of 10% over the energy efficiency improvements, to be achieved through on site renewable energy capacity. CO₂ emissions for the whole care home will be reduced by 18.3 tCO₂/year to 163.7 tCO₂/year.

The strategy reviewed options for the use of on-site renewable energy in line with the Mayors policy aspirations, including the London Energy Partnerships Integrating Renewable Energy into New Development toolkit. These options include the use of biomass heating sources, ground source heating systems, solar hot water, photovoltaics and small scale wind provision. Each of these options was considered in detail in relation to this scheme and found to be either uneconomic or unviable.

The Council retained Faber Maunsell to review the energy strategy. Faber Maunsell have concluded that the measures proposed by this strategy will meet the requirements of the Councils condition on energy efficiency.

7. S106 ISSUES

Schedule 3 of the S106 agreement attached to the outline permission requires the scheme to include certain specified features. These are set out below.

Specialist Report on Geriatric Care (para. 1.1)

The S106 agreement required a specialist report on geriatric care be prepared to ensure an appropriate standard of accommodation is provided within the development. The applicant confirms that the scheme has been designed to meet the national minimum standards as set out under the Care Standards Act 2000, which is the relevant legislation covering the design and management of residential care homes. The design, layout and general arrangements are considered therefore to be satisfactory.

En-suites in every room, (para.1.1.1)

The applicant confirms that en-suite facilities are provided in every room.

A roof conservatory area to supply warmth and visual amenity,(para.1.1.2)

The requirement for a roof conservatory within the S106 agreement was included to ensure the care home provided a light, pleasant place for occupants of the care home to sit. It is considered that the provision of a conservatory as part of the scheme is appropriate and desirable and the applicant is happy to provide a conservatory. However, its location on the roof is not regarded as the most suitable or convenient position for it. It would be difficult to access and control of the temperature would be difficult. A more usual arrangement is for the conservatory to be associated with the garden area at ground floor level to provide a pleasant and warm place to sit and enjoy the garden without the need to go outside. A conservatory at ground floor level will allow views straight out into the garden and provide a pleasant and attractive aspect to this part of the building that could be enjoyed by all the residents. In addition, as the building is generally orientated south and west, the conservatory would catch the afternoon and evening sun which would avoid the conservatory becoming too hot in the middle part of the day but pleasantly warm later on.

As the provision of the conservatory in this position does not accord with the specific provisions of Schedule 3 of the S106, a separate recommendation is attached to this report to vary paragraph 1.1.2 of Schedule 3 of the S106 agreement to allow for the conservatory to be located at ground floor level adjacent to the rear garden.

Sufficient space, landscaped with sensory gardens and walkways in pleasant surroundings to accommodate the needs to Alzheimers patients and conservatory and sitting area, (para.1.1.3)

The principal garden area for the development is located to the rear of the building facing toward the 6th form centre. This means the garden area faces west and will therefore receive the best of the sunlight and daylight, especially in the evenings. As the proposed building is a 'U'-shape the garden is contained within the arms of the building, which helps to provide privacy and quiet as well as a sheltered position. It also allows the area to be secure as users of the garden will not be able to wander out into the street. A conservatory is located within this garden attached to the main rear entrance out in to the garden. This will allow a pleasant entrance in to the garden area as well as an attractive sitting area in itself.

The second principal garden area is to the front of the building and is protected from Pretoria Road by the line of mature Lime trees along the boundary. This garden will be landscaped with paths and seats to provide a pleasant, shaded area to sit.

Balconies with views over the sports areas, (para.1.1.4)

Two enclosed balcony areas are provided, one on each end of the side wings of the building on each floor. These balconies are enclosed to provide a sheltered, warm and secure area for residents to sit, and face toward the sports pitches as required by the S106 agreement.

Clustering by floor with communal areas, (para.1.1.6)

The accommodation is arranged in 'clusters' on all floors in groups of 10 units. Each cluster has its own communal lounge and dining areas. There is an additional separate communal lounge on the ground floor and an activity room in the centre of each floor, for use by the two adjacent 'clusters'.

Nomination agreement (para.1.1.7)

The S106 agreement originally granted the Council the right to purchase 50% of the bed spaces at the care home at reasonable cost. Recent advice from Social Services is that there is now no demand for these bed spaces. The nomination agreement has therefore been amended to reflect the current position in terms of the Council's current need to enable the Council to serve Notice to the owner should the Council wish to place a nominee at the care home. This Notice would require the owner and the Council to use all reasonable endeavours to agree reasonable terms of occupancy including both the extent of care services to be provided and the cost of those services. This report therefore recommends that paragraph 1.2 of Schedule 3 of the S106 agreement be amended accordingly.

SUMMARY AND CONCLUSION

The application site comprises the part of the former Middlesex University site in White Hart Lane fronting Pretoria Road. Pretoria Road is a generally residential street facing onto the railway opposite.

Planning permission was granted in outline in 2006 for the redevelopment of the Middlesex University site for a new sixth form centre, residential, and a 70-bed care home, (ref. HGY2005/1439). This application seeks to discharge the reserved matters pursuant to the outline planning permission. These were:

- Siting
- Design
- External appearance
- Landscaping.

The details submitted relating to the reserved matters have been considered against the relevant policies of the Plan and are considered to be satisfactory and meet the objectives of those policies.

RECOMMENDATION 1

That paragraph 1.1.2 of Schedule 3 of the S106 agreement attached to the outline planning permission ref.no. HGY2005/1439 be varied to i) delete the reference to a roof conservatory and replace it with a ground floor rear conservatory, and paragraph 1.2 of Schedule 3 of the S106 agreement to ii) vary the nomination agreement as set out above.

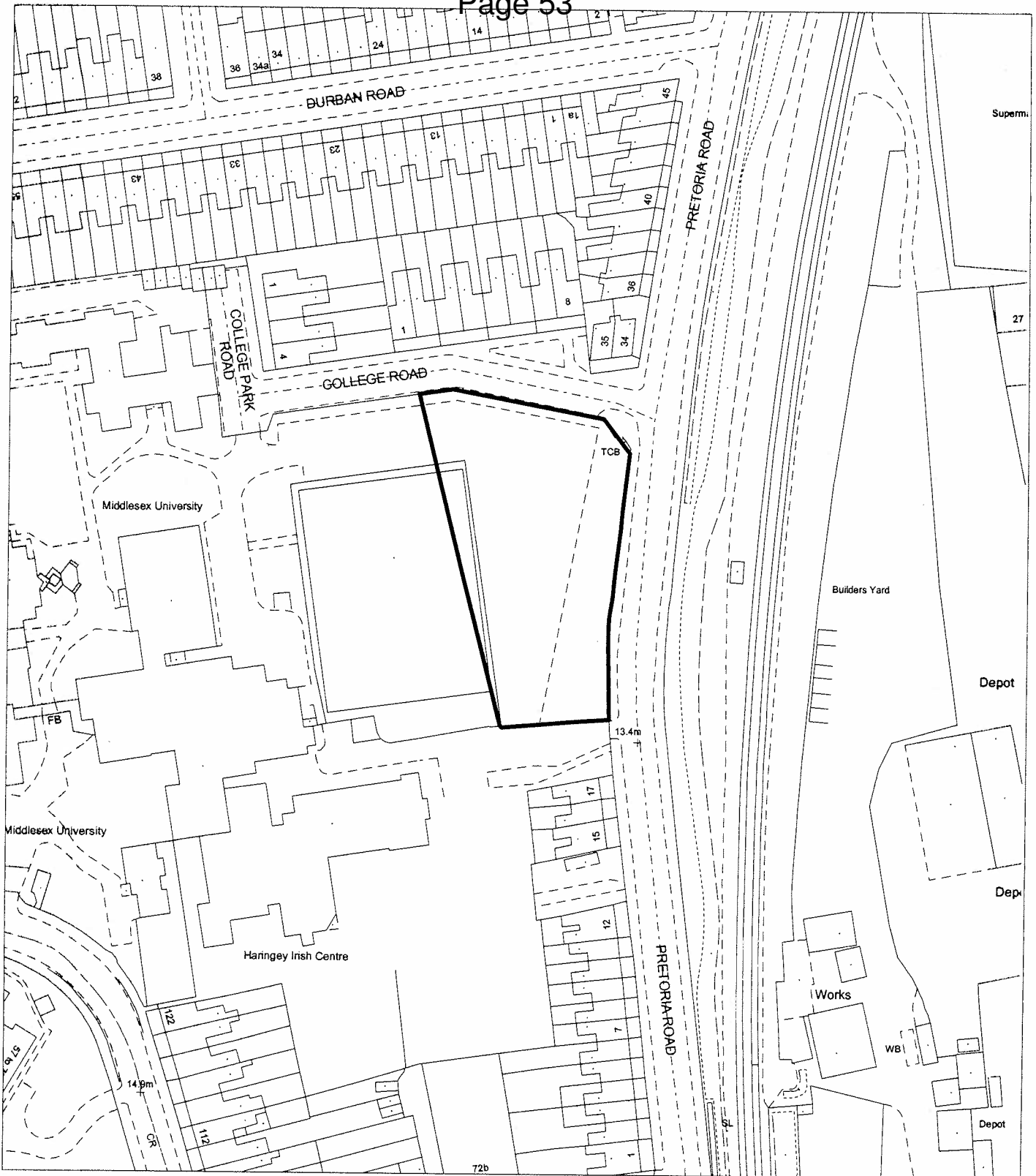
RECOMMENDATION 2

That the reserved matters, relating to siting, design, external appearance and landscaping, following the approval in OUTLINE for the erection of a 70-bed care home as part of the development of the former Middlesex University site in White Hart Lane, ref. HGY2005/1439 be hereby approved.

INFORMATIVE

The applicant is advised that this approval relates only to the reserved matters attached to the outline approval, (ref. HGY2005/1439), and that, notwithstanding this approval, conditions CH1-CH23 attached to the outline approval are still require to be discharged separately.

This page is intentionally left blank



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan
Former Middlesex University, White Hart Lane N17

HARINGEY COUNCIL
Directorate of Urban Environment

Ransford Stewart
 Assistant Director
 Planning Policy & Development
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

	Drawn by	AA
	Scale	1:1250
	Date	10/11/2008

This page is intentionally left blank

Special Planning Committee 2 December 2008

Item No.

REPORT FOR CONSIDERATION AT SPECIAL PLANNING COMMITTEE

Reference No: HGY/2008/1343

Ward: Hornsey

Date received: 20/06/2008

Last amended date: 17/09/2008

Drawing number of plans: S5233 D 0 001 P2, 002 P1, 003 P1, 004 P2, 005 P2, 006 P2, 007 P2, 008 P2 & 010 P3.

Address: Hornsey School For Girls, Inderwick Road N8

Proposal: Erection of 2 x single storey buildings at the school's frontage to provide a new administration block and learning resource centre, and create a new main school entrance.

Existing Use: D1

Proposed Use: D1

Applicant: Haringey Council, Children And Young People's Services

Ownership: Public

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Jeffrey Holt

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

Hornsey School for Girls is built on former residential land in the 1960s. The 2.857 ha site is bounded by Inderwick Road and the rear of residential properties on Rathcoole Gardens and Weston Park. The surrounding area is characterised by 2- and 3-storey Victorian terraces.

The school has four main blocks. The main L-shaped block is 3- to 4-storeys high with other more recent additions being smaller 2-storey blocks and a number of single storey temporary buildings. The blocks are set within areas of green space and carparking and are arranged such that there is a central grassed square. There are a number of mature trees through the site.

No buildings on site are listed and no part of the site is in a Conservation Area.

PLANNING HISTORY

Planning history dates back to 1961. Most recent applications are listed below.

HGY/2006/1896 - Erection of 2 x temporary single storey portakabin classroom blocks providing an additional 4 classrooms and 2 stores – GRANTED

HGY/2006/1459 - Erection of 2 x temporary single storey portakabin classroom blocks providing an additional 4 classrooms and 2 stores – WITHDRAWN

HGY/2006/1642 - Erection of 3 x Newcastle Senior shelters, 20 cycle stands and 40 helmet lockers – GRANTED

HGY/2004/0913 - Installation of 3m high 'wiremesh' fence to Inderwick Road and along side road including sports field - GRANTED

HGY/2002/0320 - Erection of 2- storey building to provide new performing Arts block (Revised Scheme) – GRANTED

HGY/2000/1095 - Erection of new performing art block rear of existing tennis courts and main building with associated improved internal circulation and replacement of all weather pitch and replacement floodlighting. – GRANTED

HGY/1998/0630 - Erection of 2 storey building to facilitate 12 new classrooms, 1 staff room and 4 associated offices, toilets, plant room and lift – GRANTED

HGY/1996/0645 – Erection of temporary building comprising 2 No. classrooms, lobby and a store. – GRANTED

OLD/1987/0808 - Erection of double demountable classroom unit – GRANTED

DETAILS OF PROPOSAL

Permission is sought for the erection of 2 x single storey buildings at the school's main entrance to provide a new administration block, learning resource centre and new entrance.

The administration block is a modern design in red brick and is 18.2m long, 13.8m wide and between 2.2 and 2.8m high above pavement. The Learning Resource Centre (LRC) is a similar but larger building, measuring 32.8m long, 12.8m wide and between 3.8m and 5.6m high above pavement level. The administration block is set on the pavement boundary whilst the LRC is set back 2m. The space between the two buildings forms the a new visitors' entrance.

The development creates a total of 640m² of new floorspace, 416m² in the LRC and 224m² in the administration building. The existing administration building will provide an improved common room, two group tutorial rooms and a 6th Form Head Teacher's office.

CONSULTATION

Ward Councillors

Local Residents:

87-143 (o) Rathcoole Gardens, N8

145-153a (o) Spencer Road, N8

Flat 1-4 (c) West Court, Inderwick Road, N8

106-180 (e) Weston Park, N8

113-185 (o) Inderwick Road, N8

96a-104 (e) Weston Park, N8

128-166 (e) Inderwick Road, N8

Flat 1-4 (c) Albert Buildings, Spencer Road, N8

7-23 (o), 23a Montague Road, N8

18-30 (e) Montague Road, N8

30-48(e) Hornsey Road, N8

Transportation Group

Cleansing

Building Control

Public meeting held at the school between BSF Team, school representatives, tp bennet architects and approximately 30 residents on 10 July 2008.

RESPONSES

Recycling Officer:

No comments to provide.

Building Control:

No comments regarding Building Regulations BS – Fire Brigade Access

Transportation:

This site is located within walking distance of Hornsey rail station and Tottenham Lane which provides some 58 buses per hour (two-way), for frequent bus connection to and from: Wood Green, Turnpike Lane, Finsbury Park, Tottenham High Road and Green Lanes. The proposal will not increase the number of existing students but improve the facilities for the existing students and staff. The school currently has a total of 74 off-street car parking spaces, which will be retained, and covered cycle parking facility capable of accommodating 50 bicycles. The school has an active travel plan, which will help to promote and increase the number of students travelling by sustainable modes of transport. The school undertakes annual travel survey; the latest travel survey undertaken January 2008 showed that 68% of students travel to school by bus, with 17% walking and 13.2% by car. We have subsequently considered that most of the pupils and staff of this development would use sustainable travel modes for their journeys to and from the site. Hence, it is our opinion that the proposal will not have any adverse effect on the existing number of generated trips or car parking demand. The site has also not been identified within the Council's adopted UDP as that renowned to have high car parking pressure.

Consequently, the transportation and highways authority would not object to this application.

Local Residents:

24 objections from local residents to the initial scheme on the following grounds:

- The height and scale of the buildings are excessive and out of keeping with the street
- The location of the buildings right on the pavement results in an oppressive view
- Lack of windows
- Yellow brick is out of keeping
- Loss of mature trees
- Overshadowing
- Increased congestion on Inderwick Road
- Inadequate pre-application consultation
- Increase opportunities for graffiti
- Support was expressed for the BSF program

Following revisions to the scheme and further consultation, 9 objections were received on the following grounds:

- Both buildings should be set back, not just the learning resource centre
- Lack of green roof on administration building
- Height is still excessive
- Loss of mature trees and lack of replanting

- Poor layout of windows

RELEVANT PLANNING POLICY

The London Plan

The London Plan, adopted in February 2004 and updated in February 2008, forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It contains key policies covering housing, transport, design and sustainability in the capital.

POLICY 3A.24: EDUCATION FACILITIES

This policy seeks to provide high-quality education services and opportunities in accordance with demand and recognises the importance of utilising existing school sites to reduce the need to identify new locations for education facilities.

Unitary Development Plan 2006

The Council's Unitary Development Plan was adopted by the council in July 2006 following its Public Enquiry and modifications procedures. It incorporates relevant national policy guidance and complies with the London Plan. The principles which are relevant to this case are set out below.

POLICY UD3: GENERAL PRINCIPLES

New development in the borough should complement the existing pattern of development in that part of Haringey. The policy aims to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey.

POLICY UD4: QUALITY DESIGN

The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples' quality of life. Good design of buildings and their relationship with their environment affects the perception of an area, as well as the opportunity for disorderly or criminal behaviour.

Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality.

POLICY UD2: SUSTAINABLE DESIGN AND CONSTRUCTION

This policy is primarily concerned with the environmental/natural resource aspects of sustainable development. (The social and economic aspects of sustainable development are addressed elsewhere in the UDP). The Council would prefer, all things being equal, that all development in the borough is designed in a way that maximises the potential of the site without causing any unnecessary local nor global environmental consequences.

POLICY CW1: NEW COMMUNITY/HEALTH FACILITIES

This policy seeks the provision of new community facilities to meet growing demand provided that they are appropriate to the location, meet a local need, are flexible in use where possible and can be reached by sustainable means.

POLICY ENV9: MITIGATING CLIMATE CHANGE: ENERGY EFFICIENCY

The Council will encourage energy efficiency and a reduction in carbon dioxide (CO₂) emissions. More detail on design and layout is contained in SPG9 Sustainability Statement – Including Checklist.

Supplementary Planning Guidance

SPG1a Design Guidance
SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues relating to this proposal are:

1. Appearance and impact on the streetscene
2. Impact on neighbouring properties
3. Need for Education Facilities
4. Sustainability
5. Transportation

Appearance/Impact on the streetscene

Apart from high street development on Tottenham Lane, the school is the only non-residential development in the immediate area. Because of this and the predominantly 1960s style architecture, the school maintains a weak relationship to the character and pattern of Victorian terrace development around it. Consequently, careful consideration must be given to how a new development would sit within these two contrasting styles.

The proposed buildings consist of two single storey rectilinear blocks with primary frontage on Inderwick Road and secondary frontage on Spencer Road. The smaller block, towards Spencer Road, is the administration building, the larger block is the Learning Resource Centre (LRC). The space between the buildings forms a new visitors' entrance.

Due to public opposition to the proposal, a public meeting was held to discuss local residents' concerns. A number of changes were made to the scheme as a result. Firstly, it was initially proposed to have both buildings immediately on the pavement edge but the applicant has pulled the LRC back 2m and proposed planting and landscaping between the building and pavement. Due to design difficulties, the administration block remains in the same location. Second, both buildings have been reduced in height by 700mm, bringing the height of the administration block and LRC to 2.8m and 5.6m above pavement level respectively. Third, alterations were made to the window arrangements on both buildings. Fourth, the colour of the bricks used has been changed from yellow to red.

The proposed buildings develop what is currently an open grassed area between the existing school buildings and the pavement on Inderwick Road. By building there, it brings development closer to pavement, which is in general accordance with the building lines of the surrounding Victorian terrace houses. Although the admin building remains on the pavement edge, its low single storey profile is considered to temper any visual impact it has, indeed it would be lower than the existing boundary fence on Inderwick Road. The LRC is a taller building but it is set back 2m from the pavement and has the benefit of planting and landscaping to soften the visual impact on the street. Even so, it must be noted that both buildings are lower than the existing school buildings and the surrounding houses and they are thus subordinate to existing development. In addition, the frequency of windows on both buildings reduces their visual weight and establishes a more interesting frontage onto Inderwick Road in comparison to the existing fence. The full height windows on the LRC, in particular, break up the brick façade as well as add elements of verticality to a horizontal building.

The buildings are block developments in keeping with the urban form established by the school but in addition they relate to the surrounding Victorian terraces by using red brick on the façade. The proposed buildings therefore successfully relate to both the distinctive built form of the school whilst maintaining a visual relationship with the surrounding architecture.

The position of the buildings near to the pavement is a departure from the existing school layout but it results in a more obvious street presence for the school. This results in a more legible approach to the entrance, greater passive surveillance to the street and a more defined amenity area for school users through the enclosure of the central courtyard. The overall result is considered to be an improvement over the current poor interface between the school and the public realm.

A green roof is proposed over the entire LRC. By adding a natural green element to the building, the green roof will reduce the appearance of hard surface area

thereby improving the outlook onto the LRC from houses on the opposite side of Inderwick Road as well as the school itself.

Trees

A survey of existing trees within the school site was undertaken in March 2008. The survey included an assessment of 80 individual trees, of which there were three trees identified as being of high individual quality and value, but none were considered to be prominent landscape features. There are 42 trees of moderate quality, 33 of low quality and two that were identified as trees to be removed due to their poor condition. The trees are concentrated in two main areas; to the front of the school fronting Inderwick Road and within a copse to the rear, with others scattered around the grounds. The existing trees contribute to the green amenity of the school site and local area.

The proposal involves the removal of 15 trees on the Inderwick Road frontage, 13 of which are mature. Of these only a mature cherry at the junction of Inderwick Road and Spencer Road is considered to be of high quality but not considered a prominent landscape feature. Six of the trees are low quality and the remainder are moderate quality. 21 other trees would be retained in the area to the front of the school, many of which would be readily visible behind the proposed new buildings providing a visual backdrop.

Where trees have been removed, 20 replacement specimens are proposed on the Inderwick Road and Spencer Road frontages, including new street trees. A further 14 new trees would be planted on other parts of the site, including a row of 8 new birch trees to create a "student street" along the northern edge of the games courts. The applicant has also committed to planting up to four street trees on the public footpath on the east side of Inderwick Road adjacent to the school's property. These replacement and additional trees, in addition to the green roof, are considered satisfactory provisions to maintain a green presence on these two frontages.

Impact on neighbouring properties

Due to proposed buildings' proximity to the pavement, there is potential for overshadowing onto the street. The LRC is the taller of the two linked buildings, reaching between 3.8m and 5.6m above pavement level at its highest point, and is set back 2m from the edge of the pavement.

As can be seen in the submitted drawing no. 008 P2, Section 9 shows the relationship between the height of the LRC and the houses on the opposite side of Inderwick Road. It can be seen that the highest point of the LRC is below the level of their eaves. Although it is 1.5m closer to the pavement than these houses, the LRC would cast a shadow the extent of which would be no greater than that caused by two rows of existing terraced houses as exemplified by no.'s 128-166 Inderwick Road, in relation to their counterparts no.'s 169 to 185. Similarly, Section 1 on drawing no. 005 P2 shows that the administration block is located on the edge of the pavement but has a maximum height that is substantially lower than the houses opposite on Inderwick Road. Despite there

being no setback, due to its limited height it is considered that there would be no overshadowing greater than that caused by the 2-storey houses on Inderwick Road referred to above.

With reference to overlooking and privacy, the windows on the proposed buildings are set 15.5m away from facing windows on the opposite side of Inderwick Road. As discussed above, this distance is comparable to the distance between the existing terrace houses elsewhere on Inderwick Road. Furthermore, all windows on the administration block and lower level windows on the LRC are obscure glazed. The only clear glazed windows are those which are above head height. Therefore, there would be extremely limited opportunity for direct overlooking. Obscure glazing in the relevant frontages can be made the subject of suitably worded planning condition.

On the issue of noise. The proposal does not involve an increase in pupil numbers but does bring school uses closer to houses on Inderwick Road. However, the proposed buildings are for relatively quiet activities such as administration and quiet study in the LRC. The central courtyard is likely to be used more frequently as it will be enclosed but this enclosure will serve to attenuate much of the resultant noise.

Need for new education facilities

Policy 3A.24 of the London Plan as well as Policy CW1 of the Unitary Development Plan 2006 both recognise the importance of providing facilities to meet demand for high-quality education services and opportunities. The proposed development will greatly improve the facilities for existing students. According to the applicant, the current administration and library facilities are cramped and divided into small office spaces. By moving these to a new purposes built buildings, these areas can be developed into three new classrooms and two new ICT rooms. The new administration and LRC blocks will then be able to provide more suitable dedicated facilities. In addition, the LRC will be available for community use during the evenings, a key goal under the above policies, as it will make more effective use of existing community sites. Overall, the proposal is considered to be of substantial benefit to school users and the local community.

Sustainability

Policy UD2 requires development proposals take into account sustainability measures.

The proposed development is in a sustainable location, near to public transport on previously developed land. The scheme incorporates CHP, natural ventilation, efficient use of water, sustainable urban drainage, measures to reduce solar gain and a green roof. The proposed development would result in a 25% reduction in carbon dioxide emissions from predicted levels. In addition, the proposal would achieve a score of "Good" on a BREEAM Schools assessment.

Transportation

Policy UD3 requires development proposals to not have a significant impact on public and private transport networks, including highways or traffic conditions. The Council's Transportation Group have assessed the proposal and do not object.

This site is located within walking distance of Hornsey rail station and Tottenham Lane which provides some 58 buses per hour (two-way), for frequent bus connection to and from Wood Green, Turnpike Lane, Finsbury Park, Tottenham High Road and Green Lanes. The proposal will not increase the number of existing students but improve the facilities for the existing students and staff. The school currently has a total of 74 off-street car parking spaces, which will be retained, and covered cycle parking facility capable of accommodating 50 bicycles. The school has an active travel plan, which will help to promote and increase the number of students travelling by sustainable modes of transport. The school undertakes annual travel survey; the latest travel survey undertaken January 2008 showed that 68% of students travel to school by bus, with 17% walking and 13.2% by car. It is subsequently considered that most of the pupils and staff of this development would use sustainable travel modes for their journeys to and from the site. It is therefore considered that the proposal will not have any adverse impact on the existing number of generated trips or car parking demand. The site has also not been identified within the Council's adopted UDP as that renowned to have high car parking pressure.

Consequently, the proposal is considered acceptable in transportation terms.

SUMMARY AND CONCLUSION

The proposal comprises the erection of two single storey buildings at Hornsey School for Girls. The buildings include an administration block and a learning resource centre.

The main issues relating to this scheme are the impact on the streetscene, impact on neighbouring properties, need for additional education facilities, sustainability and transportation. It is considered that the scheme makes a positive contribution to the appearance of the streetscene and is in keeping with the appearance of the school and surrounding pattern of development. It would also have little impact on the residential amenity of neighbouring properties or local traffic conditions and incorporates appropriate sustainability measures. The scheme would be of great benefit to school users and the local community and achieves a suitable balance between their needs and the quality of the local built environment. The scheme is therefore considered to be in accordance with Policies UD2, UD3, UD4 and ENV9 of the Unitary Development Plan 2006 and approval is recommended subject to conditions.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/1343

Applicant's drawing No.(s) S5233 D 0 001 P2, 002 P1, 003 P1, 004 P2, 005 P2, 006 P2, 007 P2, 008 P2 & 010 P3.

Subject to the following condition(s)

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. 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.

4. The glazing to be installed on the western elevation shall be obscured to a height of at least 1.8m above finished floor level.

Reason: To protect the privacy of neighbouring residents.

5. The tree replacement scheme shall be carried out in complete accordance with the plans and specification submitted to, and approved in writing by the Local Planning Authority.

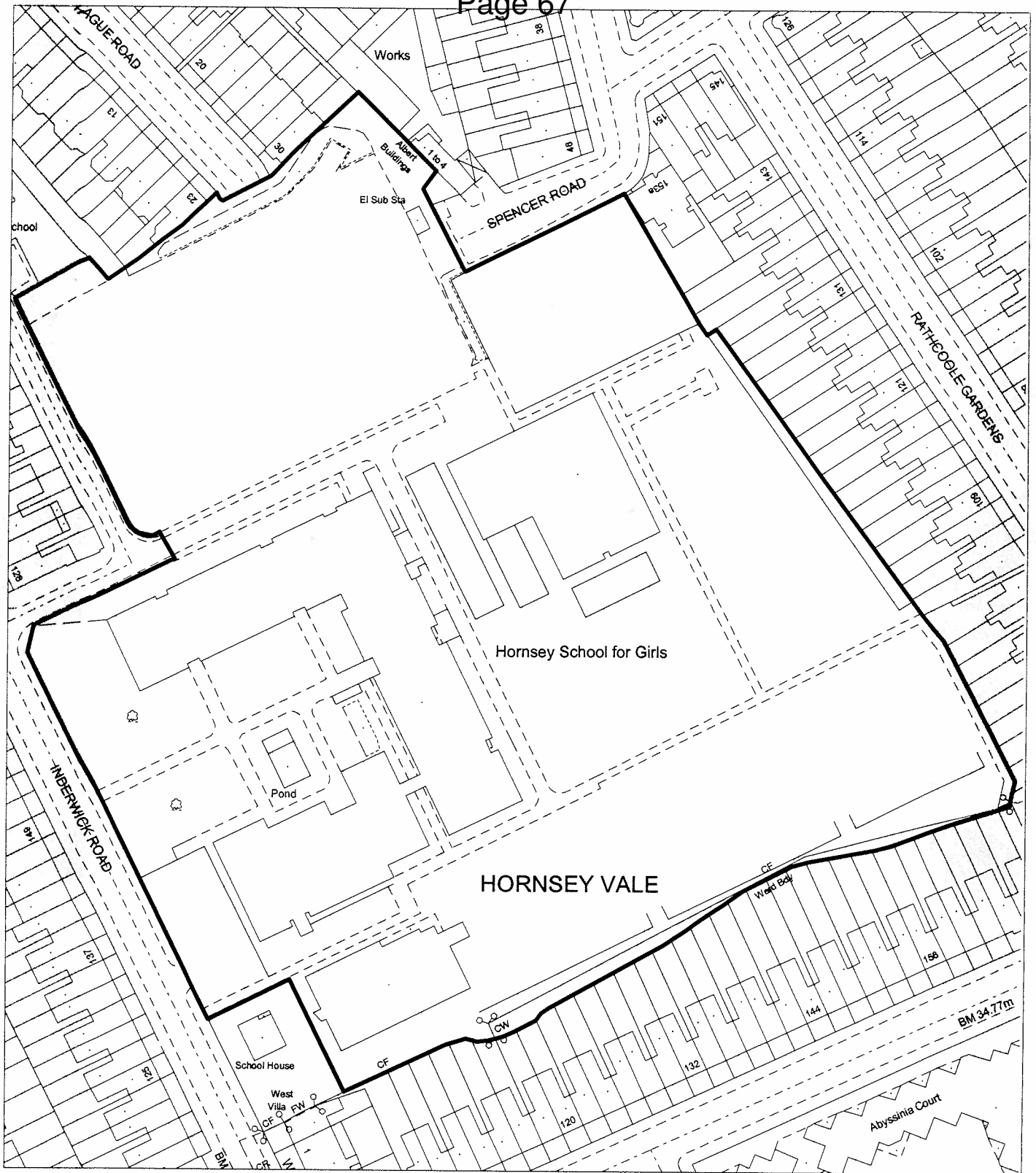
Reason: In order to provide a suitable setting for the proposed development in the interest of visual amenity.

6. The trunks of those trees to be retained shall be protected by two layers of chestnut paling or hessian sacking.

Reason: In order to ensure the safety of tree trunks during constructional works.

REASONS FOR APPROVAL

The proposed scheme makes a positive contribution to the appearance of the streetscene and is in keeping with the appearance of the school and surrounding pattern of development. It would also have little impact on the residential amenity of neighbouring properties or local traffic conditions and incorporates appropriate sustainability measures. The scheme would be of great benefit to school users and the local community and achieves a suitable balance between their needs and the quality of the local built environment. The scheme is therefore considered to be in accordance with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', CW1 'New Community / Health Facilities' and ENV9 'Mitigating Climate Change: Energy Efficiency' of the Unitary Development Plan 2006.



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

Hornsey School For Girls, Inderwick Road N8



**Directorate of
Urban
Environment**

Ransford Stewart
Assistant Director
Planning Policy & Development
639 High Road
London N17 8BD
Tel 020 8489 0000
Fax 020 8489 5525

 NORTH	Drawn by	AA
	Scale	1:1250
	Date	10/11/2008

This page is intentionally left blank