



NOTICE OF MEETING

Special Planning Committee

TUESDAY, 17TH MARCH, 2009 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

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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 4, 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. DEPUTATIONS/PETITIONS

To consider receiving deputations and/or petitions in accordance with Part Four, Section B, Paragraph 29 of the Council's Constitution.

5. REVISING THE SCHEME OF DELEGATION TO OFFICERS ON PLANNING MATTERS (PAGES 1 - 12)

To consult the Planning Committee about proposed changes to the powers delegated to Planning Officers.

6. PLANNING APPLICATIONS (PAGES 13 - 14)

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.

7. 1 CONNAUGHT GARDENS N10 (PAGES 15 - 30)

Demolition of detached single family house and erection of new two storey dwelling house with rooms in the roofspace and at basement level (AMENDED DESCRIPTION)

RECOMMENDATION: Grant permission subject to conditions.

8. WATER BOARD COTTAGE, TILE KILN LANE N6 (PAGES 31 - 52)

Retention and extension of existing property to provide 2 x three bed semi detached houses and erection of 2 x 3 bed detached houses, 4 car parking spaces with associated landscaping. (AMENDED ADDRESS & DESCRIPTION)
RECOMMENDATION: Grant permission subject to conditions.

9. 1-13 HERBERT ROAD N15 (PAGES 53 - 68)

Demolition of 7 existing temporary detached bungalows and erection of a two / three storey development of 7 houses (3 / 4 bed) including one wheelchair house, 11 (1 bed / 2 bed) flats and associated parking and external works.
RECOMMENDATION: Grant permission subject to conditions and a Section 106 Legal Agreement.

10. GLS SUPPLIES DEPOT, FERRY LANE N17 (BLOCK N) (PAGES 69 - 86)

Reserved matters application in relation to outline consent no. HGY/2006/1177 and amended outline consent no. HGY/2007/2250 for Block N of the Hale Village Masterplan, including appearance, landscaping, layout, scale and discharge of conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60.
RECOMMENDATION: Grant permission to discharge conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60 (excluding basement), subject to revised Section 106 Legal Agreement.

11. GLS SUPPLIES DEPOT, FERRY LANE N17 (BLOCK C) (PAGES 87 - 106)

Reserved matters application in relation to outline consent HGY/2006/1177 and amended outline consent HGY/2007/2250 for Block C of the Hale Village Masterplan, including appearance, landscaping, layout, scale and discharge of conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60.
RECOMMENDATION: Grant permission to discharge condition 1, 4, 5, 6, 8, 11, 12, 42, 59 and 60 (excluding basement, which were previously approved), subject to revised Section 106 Legal Agreement.

12. EXCLUSION OF PRESS AND PUBLIC

The following item is likely to be the subject of a motion to exclude the press and public from the meeting as it contains exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1982); namely information relating to the business or financial affairs of any particular person (including the Authority holding that information).

13. S106 AGREEMENT, HALE VILLAGE N17 (PAGES 107 - 116)

To update Members of the current position in respect of the S106 Legal Agreement for Hale Village.

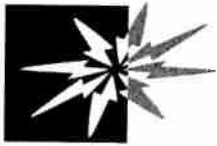
14. DATE OF NEXT MEETING

Monday 6 April 2009.

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)
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09 March 2009



Haringey Council

Agenda item:

[No.]**Planning Committee****on****17 March 2009**

Report Title: Revising the Scheme of Delegation to Officers on Planning Matters

Report of: The Head of Legal Services and Monitoring Officer

Wards(s) affected: **[All / Some (Specify)]** Report for: Recommendation to full Council

1. Purpose

1.1 To consult the Planning Committee about proposed changes to the powers delegated to Planning officers

2. Recommendations

2.1 That the Committee note and approve the amendments to the scheme of delegation to officers set out in the Appendix to this report and recommend them to full Council for adoption as amendments to the Constitution

Report Authorised by:

John Suddaby, Head of Legal Services and Monitoring Officer

Contact Officer: Terence Mitchison, Senior Project Lawyer Corporate
Terence.Mitchison@haringey.gov.uk 8489 5936

3. Director of Finance Comments

3.1 There are no specific financial implications

4. Head of Legal Services Comments

4.1 The legal implications are set out in the report.

5. Local Government (Access to Information) Act 1985

5.1 The Council's Constitution

6. Background

- 6.1 The full Council on 31 March 2008 agreed certain principles for revising the scheme of delegation to officers across the Council. These principles included the reducing the scheme in length, ensuring delegation down to team leader level wherever possible, updating the scheme and reflecting the “reshaping” of Council Services in 2007.
- 6.2 A report on the revised scheme of delegation, as a whole, is going to the Constitution Review Working Group (CRWG) for consideration. The CRWG is not a formal Committee of the Council but a “working group” including the Leaders of both party groups and other Chairs and Cabinet Members. The CRWG has the responsibility, under the Constitution, for making formal recommendations on all proposals to amend the Constitution to the full Council, probably at the 30 March Council meeting.
- 6.3 The Cabinet is being consulted informally on 24 March about the great majority of the proposed amendments to the scheme of delegation because most delegations are “executive-side”.
- 6.4 The proposed amendments will have little effect on the Council’s “non-executive” Committees and Sub-Committees with the exception of the Planning Committee and the General Purposes Committee but the changes affecting the GPC have already been agreed in principle by full Council. Therefore, this report comes to the Planning Committee to seek Members views on those proposals that involve a substantive change in the respective responsibilities of the Planning Committee and Planning Officers.

7. Proposed Amendments to the Scheme of Delegation

- 7.1 The proposed amendments to the officer delegations that involve substantive changes are set out in the Appendix to this report. The text proposed for deletion is shown struck through and the text for addition or insertion is shown in italics and underlined.
- 7.2 The intention behind the revised scheme is that in most cases the whole of the statutory functions, listed in the sections numbered in the left hand column, will be delegated and the verbal description in the central column is for information only, but not an essential “definition” of the powers being delegated.
- 7.3 The exceptions are those delegated powers marked as “Limited Delegations” in the central column where extent of the delegation is defined by the text in the central column.

8. Section 106 and Planning Agreements

- 8.1 It is proposed to clarify and extend the powers of the Assistant Director and Heads of Development Management to enter into section 106 agreements. There would be a new “free-standing” power to enter into an agreement whenever this would be expedient in the Council’s interest and in terms of planning considerations. It would not

be tied to the determination of a planning application but might be useful, for example, where in other circumstances it proved necessary to define the scope of an existing permission through an agreement with a developer. This could only be done in consultation with the Chair of this Committee who could require the matter to be referred to the Committee if the issues merited Members' consideration and decision.

- 8.2 It is also proposed to clarify officers' powers to modify or discharge planning agreements where this would not change the "heads of terms" or substantive benefits already reported to, and agreed by, the Committee. Such modification/discharge would mainly be technical details concerning the parties bound or the extent of the land subject to the agreement. Wherever there would be an impact on the substantive benefits, for example a change in the number of affordable housing units to be provided, this could only be authorised with the consent of the Chair.

9. Section 247 and Highway Stopping-Up or Diversion

- 9.1 At the top of the second page of the Appendix there are shown the proposed amendments to the delegation under section 247 Town & Country Planning Act 1990. There are two aspects to this.
- 9.2 The first is the power to object to proposals from other Boroughs that involve highway stopping up as a consequence of that Borough granting a planning permission. The amendments being recommended reflect the fact that the exercise of these powers no longer involves the Secretary of State. There is also the inclusion of holding objections from officers on behalf of the Local Planning Authority as well as the Local Highway Authority as at present. This would continue to be a power exercised where there was a short deadline for a holding objection and subject to Members' formal confirmation, or otherwise, of the objection.
- 9.3 The second aspect is a new power for officers to authorise the stopping up or diversion of any highway within Haringey when planning permission had already been granted (either by the Planning Committee or by officers under their established delegated powers) but for some reason the need for the highway diversion/stopping up had not been formally authorised at the time of granting planning permission. It should rarely be necessary for this power to be exercised in cases where the permission is granted by the Committee but there is a need for officers to have powers to authorise minor diversions/stopping up when consequent on a permission within established delegated powers.

10 Other Amendments under the Town and Country Planning Act 1990

- 10.1 The other amendments shown on the first page of the Appendix do not involve substantive changes of any significance but are, in reality, just clarifications and the filling of technical gaps in the scheme of delegation.

- 10.2 The text change at sections 70 to 73A ensures, for the avoidance of any doubt, that officers have authority to deal with conditions in the course of exercising their established delegated powers to determine applications.
- 10.3 The new powers at sections 78(2) and 78A make provision for applicants to be notified of the outcome whenever a decision is made on an application that has already been appealed for non-determination. This will assist with the proper handling of appeals. It does not affect the respective responsibilities of the Committee and of Planning officers for determining applications themselves.
- 10.4 Under section 107, the only change is to make clear that this is a “limited delegation” subject to the Planning Officers obtaining advice from Property Services and Legal Services.

11 Amendments relating to Planning Applications

- 11.1 The extent of the powers delegated to officers to determine planning applications is set out in an Appendix at the end of the revised scheme for the Directorate. There are no changes proposed in the categories of application that are delegated except for the final category (q) on the third page.
- 11.2 Under the current scheme any application where the officer’s recommendation is for approval, and the proposal accords with agreed planning policy, can be granted under delegated powers but only if there are no objections from consultation.
- 11.3 The proposal now is to extend the scope of delegation by including applications where there may be only a few objections below defined limits. Where there were more numerous and weighty objections, then the application would be referred to Committee notwithstanding that the application accorded with policy.
- 11.4 The objections that trigger a reference to Committee will be those: (i) from all three Ward Councillors or (ii) from a local community body or (iii) or from a local residents’ association or (iv) from at least 10 local residents.
- 11.5 It should be noted that applications will always be discussed with the Chair, or the Deputy Chair in the Chair’s absence, and the Chair can require any application to be referred to the Committee even if the new thresholds for objections are not met.
- 11.6 The other amendments on page 2 are to include the grant of these delegated powers to the Head of Development Management, Major Sites and the General Manager, Planning Policy.

12. Use of Appendices / Tables / Photographs

- 12.1 The Appendix to this report shows the proposed substantive changes to the scheme of delegation in relation to the Planning Committee and Planning Officers.

APPENDIX

Town & Country Planning Act 1990		
Section 70, <u>70A, 72, 73 & 73A</u>	Limited Delegation: Power to determine applications for planning permission, <i>including the imposition, variation and removal of conditions, and power to decline to determine applications</i> , subject to the limitations on delegation set by the Planning Applications Sub-Committee (above) out in Appendix I <u>below</u>	AD-P&R* HDM* only
Section 71	Power to consult on planning applications before determination	AD-P&R HDM
<u>Section 78(2) & 78A</u>	<i>Power to serve notice referred to in section 78(2) in cases where a decision has been made on an application subject to an appeal for non-determination provided that any decision on such an application shall be made within the limits of delegation set out in Appendix I to the Directorate's delegations</i>	AD-P&R HDM
Sections 106 & 106A(1) & (2)	Limited Delegation: Power to enter into planning agreements/obligations in accordance with, or to give proper effect to, existing decisions or policies of the Planning Applications Sub Committee <u>and, in consultation with the Chair of the Planning Committee, where this would be expedient in the interests of the Council as local planning authority and in terms of planning considerations. Power to modify or discharge any agreement provided this does not conflict with heads of terms and/or substantive benefits agreed by the Committee. In any case where this would conflict with the agreed heads of terms and/or substantive benefits, the power shall only be exercised with the consent of the Chair of the Planning Committee</u>	AD-P&R* HDM* only
Section 107	Limited Delegation: Power to pay compensation for revocation or modification of planning permission after obtaining advice from the Head of Property Services and the Head of the Legal Service.	AD-P&R HDM only

Section 247	<p>Limited Delegation: Power to submit a holding objection, on behalf of the Local Highway Authority <i>or the Local Planning Authority</i>, in respect of applications to the Secretary of State <u>proposals by another London Borough</u> to stop up highways for development until such time as the proposed stopping-up can be reported to Members for a formal decision <u>and power to authorise the stopping up or diversion of any highway if necessary to enable development (permitted by the Planning Committee or under other powers delegated to officers) to be carried out</u></p>	<p>AD-P&R* HDM* TTL* HST* only</p>
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APPENDIX I – DELEGATIONS TO PLANNING OFFICERS OF MATTERS OTHERWISE WITHIN THE TERMS OF REFERENCE OF THE PLANNING COMMITTEE

Authority to determine the following categories of application for planning permission or other consents is delegated to the officers listed below and shall be exercised by any one or more of those officers acting in consultation with the Chair (or in the Chair's absence, the Deputy-Chair) of the Planning Committee:

Officers

- (i) The Assistant Director, Planning & Regeneration*
- (ii) The Heads of Development Management – North & South*
- (iii) The Head of Development Management, Major Sites*
- (iv) The General Manager, Planning Policy*

Categories of Application

- (a) Development within the curtilage of an existing residential property, including extensions, alteration and ancillary buildings and works, and including works that would be permitted development but for the use of the premises as flats or the effect of express planning conditions.
- (b) Conversion of dwelling houses or non-residential buildings into two or more self-contained dwellings.
- (c) Formation of vehicular access, or alteration to existing vehicular access, on to highways.
- (d) Minor amendments to the siting and design of buildings following approval or original developments.
- (e) The erection of not more than 5 dwellings.
- (e) Changes of use to up to 500 sq. metres of floor spaces (including application for H.M.O.'s and hostels).

- (f) Erection, or extension, of non-residential buildings where the new build does not exceed 500 sq. metres of total floor area (including installation of underground fuel and other storage tanks).
- (g) Installation of shop fronts.
- (h) Continuation of temporary planning permissions.
- (i) Display of advertisements.
- (j) Listed building consent applications, and applications for demolition of buildings or structures in Conservation Areas.
- (k) Works to trees (including pruning, lopping or felling) covered by a Tree Preservation Order, and works to trees within a Conservation Area; works to trees covered by a planning condition.
- (l) Certification of Lawfulness for Proposed or Existing Development
- (m) Sundry minor developments not including above and not involving the provision of more than 100 sq. metres of floor space (e.g. walls, fences, windows, replacement roofs or walls, electricity installations, external staircases, satellite dishes, cash dispensers, and the like).
- (n) The determination of the need for further details on outline applications; the approval of reserved matters following the grant of outline permission, and the approval of matters subject of condition on a full planning permission.
- (o) The determination of proposals for the erection or installation of telecommunications equipment, including masts, antennae, and equipment cabinets, including those submitted under the Prior Notification procedures of the General Permitted Development Order.
- (p) Any other applications where the officer's recommendation is for refusal unless requested by the Chair to be considered at the Planning Applications Sub-Committee.
- (q) Any other applications where the officer's recommendation is for approval and the proposal is in accordance with agreed planning policy ~~and there have been no objections as a result of consultation~~, following discussion of the case with the Chair *(or in the Chair's absence, the Deputy-Chair) of the Planning Committee. Applications where there have been objections from all the Ward Councillors and/or a local community body and/or a local residents' association and/or at least 10 individual local residents, are excluded from this delegation and will be referred to the Planning Committee for determination.*

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	Property Services and the Head of the Legal Service.	
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Section 247	Limited Delegation: Power to submit a holding objection, on behalf of the Local Highway Authority <i>or the Local Planning Authority</i> , in respect of applications to the Secretary of State <i>proposals by another London Borough</i> to stop up highways for development until such time as the proposed stopping-up can be reported to Members for a formal decision <i>and power to authorise the stopping up or diversion of any highway if necessary to enable development (permitted by the Planning Committee or under other powers delegated to officers) to be carried out.</i>	AD-P&R* <u>HDM*</u> TTL* <u>HST*</u> <u>only</u>
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- (b) Conversion of dwelling houses or non-residential buildings into two or more self-contained dwellings.
- (c) Formation of vehicular access, or alteration to existing vehicular access, on to highways.
- (d) Minor amendments to the siting and design of buildings following approval or original developments.
- (e) The erection of not more than 5 dwellings.
- (e) Changes of use to up to 500 sq. metres of floor spaces (including application for H.M.O.'s and hostels).
- (f) Erection, or extension, of non-residential buildings where the new build does not exceed 500 sq. metres of total floor area (including installation of underground fuel and other storage tanks).
- (g) Installation of shop fronts.
- (h) Continuation of temporary planning permissions.
- (i) Display of advertisements.
- (j) Listed building consent applications, and applications for demolition of buildings or structures in Conservation Areas.
- (k) Works to trees (including pruning, lopping or felling) covered by a Tree Preservation Order, and works to trees within a Conservation Area; works to trees covered by a planning condition.
- (l) Certification of Lawfulness for Proposed or Existing Development
- (m) Sundry minor developments not including above and not involving the provision of more than 100 sq. metres of floor space (e.g. walls, fences, windows, replacement roofs or walls, electricity installations, external staircases, satellite dishes, cash dispensers, and the like.
- (n) The determination of the need for further details on outline applications; the approval of reserved matters following the grant of outline permission, and the approval of matters subject of condition on a full planning permission.
- (o) The determination of proposals for the erection or installation of telecommunications equipment, including masts, antennae, and equipment cabinets, including those submitted under the Prior Notification procedures of the General Permitted Development Order.

- (p) Any other applications where the officer's recommendation is for refusal unless requested by the Chair to be considered at the Planning Applications Sub-Committee.
- (q) Any other applications where the officer's recommendation is for approval and the proposal is in accordance with agreed planning policy ~~and there have been no objections as a result of consultation,~~ following discussion of the case with the Chair (or in the Chair's absence, the Deputy-Chair) of the Planning Committee. Applications where there have been objections from all the Ward Councillors and/or a local community body and/or a local residents' association and/or at least 10 individual local residents, are excluded from this delegation and will be referred to the Planning Committee for determination.



Haringey Council

Agenda item:

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Special Planning Committee

On 17th March 2009Report 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.

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Special Planning Committee 17 March 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/2339

Ward: Muswell Hill

Date received: 05/12/2008

Last amended date: N / A

Drawing number of plans: Unnumbered drawings.

Address: 1 Connaught Gardens N10

Proposal: Demolition of detached single family house and erection of new two storey dwellinghouse with rooms in the roofspace and at basement level (AMENDED DESCRIPTION)

Existing Use: Residential

Proposed Use: Residential

Applicant: Mrs Margaret & Dr Ben Lloyd

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The subject property is a two storey detached property with a bay frontage located at the top of Connaught Gardens opposite a right angle turn on this residential road. While the property is detached it is similar in form, design and appearance to the semi-detached properties which represent the most common building form along Connaught Gardens. The properties on Connaught Gardens are of the 'Arts and Crafts' style and form a harmonious streetscape of mainly semi-detached houses. The first and largest phase of development of Connaught Gardens took place between 1908 and 1911 with a second (smaller) phase of development taking place in the inter-war period.

The subject property and the rest of Connaught Gardens do not fall within a conservation area. Connaught Gardens slopes from west to east and as a result the eaves line and roof ridge line of the subject property sits approximately 0.8m higher than that of No 3. The subject property, along with the other properties on this road, have small front garden areas which are contained behind a combination of walling, hedging and vegetation.

The subject property adjoins Queens Wood along its western and southern boundaries. Queens Wood is an area of ancient woodland and is designated as a Local Nature Reserve and as an Ecologically Valuable Site of Metropolitan Importance. Immediately to the front of the No 1 there is a pedestrian entrance to Queens Wood.

PLANNING HISTORY

HGY/2008/0199 - Demolition of existing dwellinghouse and erection of new 3 storey dwellinghouse with rooms at basement level. – Withdrawn 18-03-08

HGY/2008/1590- Demolition of detached single family house and erection of new 3 storey dwellinghouse with rooms in basement. – Withdrawn 03-10-08

DETAILS OF PROPOSAL

The proposal is for the demolition of the existing detached dwelling and the erection of a new two storey dwellinghouse with rooms in the roofspace and at basement level

CONSULTATION

Ward Councillors
Building Control
Transportation
Friends of Queens Wood
1-12 (c), Eveline Court
4-28 (e) Connaught Gardens
3-37 (o) Connaught Gardens
53-77 (o) Onslow Gardens
74-82 (e) Onslow Gardens
12 Teresa Walk
12 Rockfield Avenue
80 Cranley Gardens
60 Muswell Hill Road
29b, 36, 47 Onslow Gardens
10, 51, 61, 67, 69, 71, 74 Woodland Rise
7, 14, 16, 52, 69, 75, 86 Woodland Gardens
LFEPA

RESPONSES

London Fire and Emergency Planning Authority – The Brigade is satisfied with the proposal subject to compliance with the fundamental requirements of Approved Document B of current Building Regulations upon completion of works, and compliance with the Regulatory Reform (Fire Safety) Order 2005 upon completion.

Muswell Hill and Fortis Green Association - object to this on the following grounds:

1. The proposed new house which includes a full basement and large roof storey, is in effect a 4-storey house and far bulkier than the existing property. The footprint is increased and a considerable area of the green space of the garden is lost.
2. The front elevation is to some extent in keeping with neighbouring houses but the brickwork is to be red rather than brown and window frames clad in aluminium---such differences in materials will be very apparent and render meaningless any attempt to "blend in". The very different and modern character of the rear and side elevations produces a hybrid building which on its own terms is architecturally very unsatisfactory.
3. The photomontage of the front elevation is misleading as the large side roof dormers are not shown. They will be very conspicuous in reality. The relationship between the proposed rear elevation and the adjacent property is not shown.
4. Suggested benefits from energy saving measures are insufficiently described and in any case would be offset by the energy expended in demolition and rebuilding.

The proposed building constitutes overdevelopment and would be detrimental to the existing character of the local area by reason of its size and bulk and because of its compromise design solution. Because of its bulk and prominence it would be detrimental to the amenity of users of Queens Wood at the rear

Friends of Queens Wood – Wish to oppose this application because the new development provides no benefit to the wood, but will overlook it, the basement appears to encroach permanently on the public space and because access to the wood from Connaught Gardens will be difficult or impossible during the construction works. The 'Friends' group do not consider that the land of the Wood should be used as part of the site for construction. In addition they object to the proposal on the grounds of its effects on the ecology and recreational amenity of the Wood and to the use of the wood by the developer.

Local Residents - Letters of objection have been received from the residents of the following properties: No's 4, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 25, 26, 27, 32, 35, 37, 39, 43, 51, 63, 67, 69, 73, 80 Connaught Gardens; No 2 Connaught Grange; No's 7, 19a, 29b, 43, 65, 67, 71, 73, 74, 75, 80 Onslow Gardens; No's 19, 20, 25, 30a, 45, 58, 61, 67, 69, 71, 74, 78 Woodland Rise; No 12 Rookfield Avenue; No's 7, 19, 66, 76, 92, 100 Muswell Hill Road; No 11 Eveline Court; No's 8, 13, 14, 16, 24, 29, 38, 69a, 70, 79, 86 Woodland Gardens

& No 5 Cranley Gardens .The objections raised are summarised under the following headings:

Principle

- The proposal is an unnecessary demolition of a perfectly good Edwardian house - overriding objection is to the destruction of the perfectly good existing property which could be renovated;
- Proposal would ruin the harmonious Edwardian streetscape, architectural integrity and character of the area;
- The house is in a unique position, being at the entrance to the ancient wood and as such should be kept;
- The developers' arguments about energy saving are unconvincing, since demolition of the existing house and construction of a new one would involve a huge expenditure of unnecessary energy;
- Older properties of this nature can be made more energy efficient as a new one, using the latest energy-saving technology;
- The property could be easily thermally upgraded;
- Proposal cannot be justifiable from an ecological perspective;
- A refurbishment would be more eco-friendly and would avoid alteration to the appearance of the building;
- Proposal would set a precedent for other such development;
- The fact that the area is being considered to be a Conservation Area should be taken into consideration;
- Area has a historic character which should be preserved;

Bulk & Design

- The proposal would be markedly out of keeping with the surrounding Arts and Crafts houses;
- The replacement house would be an eyesore given its prominent position;
- The newness of the brick will always call attention to it;
- Proposed replacement is in effect a four storey house (three-storeys with a large basement);
- Huge side dormers will be visible from the street, and the rear and west dormers from the public open space of Queens Wood;
- Proposal is out of scale with neighbouring properties;
- The modern materials, and in particular the brick and wood, would have a jarring effect next to the existing housing stock;
- The placement of additional windows would make this house look very different from its neighbours;
- No guarantee that the actual new building will either bear any resemblance to the drawing or blend in with the rest of the street; - west elevation with its peculiar arrow slits and asymmetric windows, together with the large conservatory, are not going to blend in;
- New build would take many years to tone down its newness and the chosen bricks will never match the rest of the row;
- Footprint and volume of the house has been radically increased;

- The proposed replacement house purports to be a near "replica" in keeping with the neighbouring however the drawings show a huge loft;
- Construction of a massive concrete basement could cause flooding, hydrological problems and subsidence and create huge problems for neighbours;
- No provision for car parking which should be a consideration in a new build;
- Excessive hard surfacing of the rear garden;
- Dormer windows on the east and west roofslope should be reduced in size;
- Black bargeboard should be used to emphasise unity with neighbouring property;
- Roof slope/ angle should be the same as the existing;
- Windows on west side should be removed apart from reduced size dormer and velux windows;
- Basement has no windows or additional escape in case of fire;

Impact on Queens Wood

- Impact on Queens Wood is a nature reserve which contains many rare species of plants, animals & birds as well as a fox's earth only 10 metres from the proposed building site,
- Negative impact on the appearance of the area as seen by all users of Queens Wood;
- Impact of privacy of the adjacent public open space;
- The additional bulk of the house would dominate the entry to Queens Wood;
- Considerable inconvenience when accessing Queens Wood (skips, site huts, plant and labouring facilities, other container stored outside the site);
- Windows on the west elevation are likely to cause light pollution into Queens Wood;
- Unnecessary noise and disruption both to adjacent wildlife reserve;
- Building works should be carried out within the site and should not encroach onto MOL;

Impact on Residential Amenity

- Major disruption to public entrance to Queens Wood and to the road itself;
- Overlooking into neighbouring gardens;
- The period of demolition and rebuilding will seriously effect the traffic flow on Connaught Gardens and local roads;
- Impact on parking and traffic circulation; particularly at narrowest part of the road/ bend;
- Recent developments at the other end of Connaught Gardens have caused considerable disruption despite the road being much wider;
- Dust, mud and debris on the roads and footways,
- Loud noise from piling, hammering, drilling and reversing lorries;

- The Road surface of Onslow Gardens and Connaught Gardens are in desperate need of repair and resurfacing – the proposal will delay full repairs even further;
- Rear terrace would afford views over the woodlands.

RELEVANT PLANNING POLICY

Adopted Unitary Development Plan, 2006

G1 Environment
UDI Planning Statements
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
ENV3 Water Conservation
ENV9 Mitigating Climate Change: Energy Efficiency
ENV10 Mitigating Climate Change: Renewable Energy
M10 Parking for Development
OS2 Metropolitan Open Land
OS5 Development adjacent to Open Space
OS6 Ecologically valuable sites and their corridors
OS11 Biodiversity
OS17 Tree Protection, Tree Masses and Spines

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
'Housing' Supplementary Planning Document 2008
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG8b Materials
SPG8d Biodiversity, Landscaping and Trees
SPG8e Light Pollution
SPG8g Ecological Impact Assessment
SPG9 Sustainability Statement

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in respect of this application are considered to be (1) the principle of demolishing the existing house; (2) the design and form of the replacement dwelling; (3) its impact on the streetscene and character and appearance of the area; (5) impact on neighbouring residential amenity, (4) impact on Queens Wood and (5) Sustainability.

Principle of Demolition

While the scale, bulk mass and design of the existing building is in keeping with the overall streetscene the property is not within a conservation area and as such

has no statutory protection. As such there is no measure of protection afforded against its demolition.

In accordance with Class A Part 31 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (demolition of buildings) and Circular 10/95, the demolition of the majority of residential properties is classed as permitted development. This is however, subject to acceptable demolition methods and restoration of the site. Refusing such an application on 'principle of demolition' in itself would be considered 'ultra vires' given the planning status of the application site.

While the application site is not located within a conservation area a formal application has been submitted to the Council on 27/11/08 requesting for Connaught Gardens, Onslow Gardens, Woodland Gardens, Woodland Rise, part of Cranley Gardens and Muswell Hill Road to be designated a conservation area.

In national planning policy guidance on Planning and Historic Environment (PPG15) paragraph 4.27 advises a general presumption in favour of retaining buildings, which are unlisted, but which make a "positive" contribution to the character or appearance of a conservation area. While the scale, bulk mass and design of the existing building is in keeping with the overall streetscene the proposal would only be viewed as having a "neutral" contribution to the area.

The strong level of objection to the demolition of the existing property as part of this application, and the two previous applications has been noted by Officers. In pre-application discussions between the applicant and the Planning Officer the principle of refurbishing the existing building has been encouraged and put forward as an option. Advice was also given on how the property could be extended under permitted development rights so as to create a dwelling for modern day living. The applicant has however decided to pursue a scheme for the demolition and rebuild and as such this is the scheme before Officers and the Planning Committee for determination.

The argument over refurbishment versus rebuild is noted as a strong objection from local residents. The factor to be considered is whether it is best to refurbish an existing building, retaining materials or to demolishing the existing building (a process in itself requiring additional energy) using more embodied energy for new materials, but with the possibility of achieving a more efficient building which through its operational life time would use less energy. However, refusing this application on energy efficiency ground would not be a strong enough reason in this instance bearing in mind national and local planning policy.

Design & Form

The new building footprint and envelope will broadly match that of the existing building, apart from the new conservatory extension and larger side and rear dormers. The dormer windows to the side and rear have been increased in width and height to allow more headroom and light. The new side dormer on the roof elevation facing Queens Wood is further stepped back in comparison to the existing side dormer and as such will not be highly visible from the street. Both the side and rear dormers are considered subordinate features to the main bulk of the roof. It should be pointed out that under permitted development rights more substantial side and rear dormers could be erected if this property was to be refurbished. The conservatory to the rear will be 4m in depth and 6m in width and would be in accordance the parameters on householder permitted development (as amended from 1st October). The gap between the proposed replacement dwelling and No 3 will remain unchanged. The proposed replacement dwelling will have three chimney stacks which will sit in similar positions to the existing chimneys.

The replacement dwelling will be no higher than the existing building. The roof profiles as viewed from the street will largely reflect that of the existing property. The front elevation of the replacement dwelling has been articulated to reflect the arrangement and appearance of the existing property: an arrangement of a larger ground floor bay window with a smaller first floor bay window above with a gabled roof profile above this, as well as a recessed doorway and a transom window above this. The street elevation will have timber framed windows; details of which will have to be submitted to the Local Planning Authority.

A basement floor will be created below the footprint of the replacement dwelling, including beneath the proposed conservatory. This will accommodate a TV and playroom area, a utility room and storage areas. There will be no lightwells created to the front or rear of the property. It is noted that concern has been raised by local residents that piling for the construction of the basement will extend into the adjoining MOL land. Any encroachment onto MOL land or under the boundary line for the purpose of footings/ foundation will require a party wall agreement between the applicant and the Council.

As per the existing front elevation the replacement dwelling will use a mixture of render, brick (brick bond) with terracotta cladding on the gable feature. The roof will be tiled in clay roof tiles. While the approach to elevational treatment is considered acceptable, details of all materials will be reserved by condition. Officers would point out that a London stock brick would be considered more appropriate on the side and rear elevations; to reflect the brick colour of neighbouring property: No 3 and will require this as part of the details application. No information on the front boundary treatment has been submitted however it will be required (by way of a condition) that a front boundary wall is built of matching or reclaimed brickwork.

Overall the design and form of the building has been designed sensitively to reflect the design and appearance of the existing property, its relationship with the neighbouring properties and the character of the surrounding area. The proposal is considered to be in accordance with policies UD3 'General Principles' and UD4 'Quality Design' and SPG1a 'Design Guidance'.

Impact on the Streetscene

As discussed above the building form, detailing and materials associated with the proposal replacement building, as viewed from the street, is designed to be replicate that of the existing frontage and as such will be sensitive to distinctiveness and character of the street. As such the proposal is considered to be in accordance with policies UD3 'General Principles' and UD4 'Quality Design' and SPG1a 'Design Guidance'.

Impact on Neighbouring Residential Amenity

The proposed development has taken careful consideration in terms of its layout and design to ensure that the daylight, sunlight, privacy and amenity of neighbouring occupiers will not be adversely affected. Overlooking from the larger size rear dormer will be not be significantly greater than the existing level of outlook. The ground floor conservatory to the rear is stepped in the from the flank wall of the new dwelling, in addition to the width of the alleyway between No 1 and No 3, and as such will not adversely affect the daylight and sunlight to the ground floor windows of No 3. Overall the proposal will not adversely affect the amenities to the occupiers of neighbouring occupiers.

Concerns raised by local residents in respect of overlooking of Queens Wood are noted. While the proposed replacement dwelling incorporates additional glazing to that of the existing property the amount of glazing and the size of these window openings are modest. The Council would point out that the small vertical strip windows on the ground floor side elevation are at high level and as such would not lead to overlooking, in addition it is pointed out that the existing side dormer windows has clear glazing. The new dwelling will have two first floor side windows, one serving a landing and the other a secondary window to a study. In order to minimise overlooking it will be conditioned that these two first floor side windows be obscure glazed. As such it is considered that the proposal would not be detrimental to the privacy of people using the Wood.

Impact on Queens Wood

UDP Policies OS2, OS5 and OS6 seeks to protect areas of Metropolitan Open Land from inappropriate development on adjacent sites. Policy OS2 states that development close to any valuable open land boundary must be carefully designed in order that the open character of the land itself is not diminished. Land adjacent to open land forms part of the character and may affect the natural habitat of the open land. The boundary and any sense of enclosure created by adjacent development is a key component in defining the character of the open land and is important in defining views from and to the open land.

The scale and mass of the new building footprint and envelope will broadly match that of the existing building, apart from the new conservatory extension and the larger side and rear dormer windows. While the boundary fence will be removed during construction the fence in question is in need of repair. It will be conditioned that details of the replacement boundary treatment be submitted to the Council for approval.

Concern has been raised by local residents about the increased scale of the replacement building, its construction and duration of construction and the impact it may have on the existing access point, access arrangements and biodiversity/ ecological value of Queens Wood. The Council's Nature Conservation Officer and Parks Service have been consulted on this application. While no formal arrangements have been made between Parks services and the applicant to arrange access, there have been discussions between both parties. The Council's Parks Services have indicated that they have no objection:

- to the use of a narrow strip of land (1.5m) in Queens Wood adjacent to the proposed development for the erection of scaffolding and hoardings which should protect both the Wood and public during the construction;
- so long a continued pedestrian access is maintained;
- any damaged pathways are reinstated;
- to the removal and subsequent re-instatement of a boundary fence on ecological grounds;
- as a large area of previously proposed ground glazing has been removed.

They also indicate that no access into the woodland by plant or machinery will be permitted for any reason connected with the proposed works and that no excavation or materials storage will be permitted within the woodland. In order to safeguard these issues raised above and to minimise the impact on the adjoining Metropolitan Open Land, pedestrian safety, road users and the amenity of the area a detailed demolition and construction method statement will be required to be submitted to the Local Planning Authority. Details of the replacement boundary fence will be requested to be submitted to the Council prior to the completion of the development. This new boundary treatment will have to be positioned in the same position as that of the existing.

While the additional windows on the side of the replacement building would be lead to additional light spillage this would not be considered to be significant as the extent of glazing is modest and strikes a balance with the need to provide good natural daylight/ ventilation to a residential dwelling. In addressing this issue the Council also need to be mindful of the fact that it is possible to introduce glazing on the existing flank wall under permitted development without the need for planning permission.

A condition will placed on the approved consent firstly removing permitted development rights. Overall the replacement building has been designed to ensure that the visual character/ appearance and ecological value of Queens Wood is not adversely affected.

Trees

An Arboricultural Assessment has been submitted which assesses the impact of the proposed development on trees growing both within and immediately adjacent to the site. The proposal would involve the removal of one tree on site (a Sweet Bay/'Laurus nobilis' – also know as Bay Laurel). This tree is not very large and is not visible from the road and as such is of low amenity value and does not merit TPO protection.. There are a number of mature trees located inside Queens Wood near the side and rear boundary of the application site. These trees are however positioned sufficiently far away to prevent damage during construction. The rooting system of such trees are not expected to extend within the site and as such disturbance to their root system is not expected during construction. The Arboricultural Assessment outlines a number of mitigation measures (namely for the storage of materials and the mixing of concrete/ cement) which will be required to be adhered to during construction.

Sustainability

Within the adopted Unitary Development Plan and London Plan there are strong policy requirements requiring sustainability and green elements to be incorporated into new residential development .A sustainability checklist has been completed and submitted with this application. The proposal will:

- achieve high U value (Passive House Standards);
- use of cavity wall insulation;
- use a heat recovery ventilation system;
- have triple glazing windows;
- benefit from passive solar gain; and
- have good natural ventilation and natural light.

Access

The house is designed to comply with Part M of the Building Regulations in terms of access and the internal layout. Level access with the front garden area and the main front entrance will be achieved.

SUMMARY AND CONCLUSION

The proposal is for the demolition of the existing detached dwelling and the erection of a new two storey dwellinghouse with accommodation within the roofspace and at basement level. Whilst the proposed replacement dwelling will involve an a marginal increase in its footprint and form relative to the size of the existing dwelling, the proposed building form has been carefully designed to replicate that of the existing frontage so as to achieve an acceptable relationship with neighbouring properties and to respect the distinctiveness and character of the street. In addition the proposal has been designed sensitively to avoid any adverse impact on Queens Wood; a Local Nature Reserve and an Ecologically Valuable Site of Metropolitan Importance. The proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers or the privacy/ amenity value of the public open space. As such the

proposal is considered to be in accordance with policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', 'OS2 'Metropolitan Open Lane', OS5 'Development adjacent to Open Space', 'OS6 Ecologically valuable sites', OS11 'Biodiversity' and OS17 'Tree Protection' of the adopted Haringey Unitary Development Plan and with supplementary planning guidance SPG1a 'Design Guidance', the Council's 'Housing' Supplementary Planning Document; SPG8b 'Materials' and SPG8d 'Biodiversity, Landscaping and Trees'. As such this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2008/2339

Applicant's drawing No.(s) Unnumbered drawings.

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, including detail of the front boundary treatment, 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 details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

5. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping to be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

6. Before development commences full details of boundary treatment to the sites boundaries, including the site's frontage, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to occupation of the new dwelling.

Reason: To ensure a satisfactory appearance to the development and to safeguard the character and amenity value of Queens Wood.

7. The windows shown on the first floor side elevation facing towards Queens Wood shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of the adjoining Metropolitan Open Land

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

9. Prior to commencement of the works associated with the demolition and new building a detailed method statement for all works shall be submitted to and approved in writing by the Local Planning Authority. This method statement shall clearly indicate the methodology for demolition and how the new building work (and excavation works) shall be carried out and how the affects of these works in terms of road and pedestrian safety and the amenity and ecological value of Queens Wood are minimised. This method statement shall include specific reference to the retention of safe pedestrian access to Queens Wood and dust, and noise controls.

Reason: In order to minimise the impact of the works on the amenities of neighbouring occupiers and the amenity and ecological value of Queens Wood.

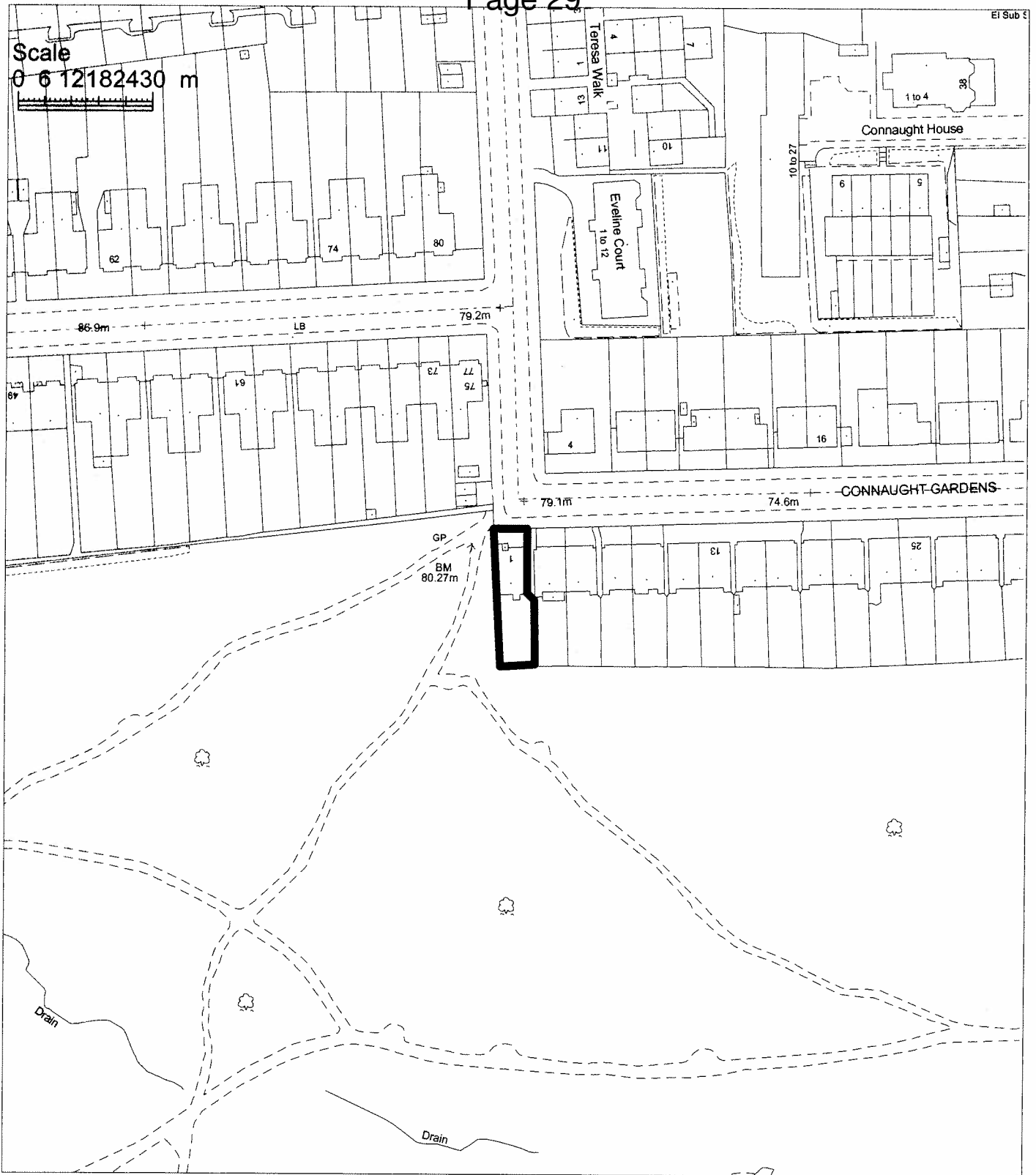
10. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

INFORMATIVE: You must obtain the prior consent of the Council's Park Services to undertake any works in connection with the development hereby approved. This permission granted by the Local Planning Authority in no way authorises the applicant to take any action without obtaining this consent and you are advised to seek the requisite approval.

REASONS FOR APPROVAL

The proposed building form has been carefully designed to replicate that of the existing frontage so as to achieve an acceptable relationship with neighbouring properties and to respect the distinctiveness and character of the street. In addition the proposal has been designed sensitively to avoid any adverse impact on Queens Wood; a Local Nature Reserve and an Ecologically Valuable Site of Metropolitan Importance. The proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers or the privacy/amenity value of the public open space. As such the proposal is considered to be in accordance with Policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', OS2 'Metropolitan Open Lane', OS5 'Development adjacent to Open Space', OS6 'Ecologically Valuable Sites', OS11 'Biodiversity' and OS17 'Tree Protection' of the adopted Haringey Unitary Development Plan and with supplementary planning guidance SPG1a 'Design Guidance', the Council's 'Housing' Supplementary Planning Document; SPG8b 'Materials' and SPG8d 'Biodiversity, Landscaping and Trees'.



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Site plan

1 Connaught Gardens N10

HARINGEY COUNCIL

**Directorate of
Urban
Environment**

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Assistant Director
Planning & Regeneration
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Tel 020 8489 0000
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	Date	03/03/2009

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Special Planning Committee 17 March 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/2350

Ward: Highgate

Date received: 10/12/2008

Last amended date: 04/03/2009

Drawing number of plans: 591/001, 002 004, 005, 008F, 009B 010B, 011B, 012B, 013B, 014A, 015A, 016A, 017A, 018A, 020A, 021A, 022A, 023, 024 & 025.

Address: Water Board Cottage, Tile Kiln Lane N6

Proposal: Retention and extension of existing property to provide 2 x three bed semi detached houses and erection of 2 x 3 bed detached houses, 4 car parking spaces with associated landscaping. (AMENDED ADDRESS & DESCRIPTION)

Existing Use: Vacant

Proposed Use: Residential

Applicant: EPS Holdings Ltd

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area

Officer contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is a narrow, rectangular piece of land located in Tile Kiln Lane and includes part of a steep, tree covered embankment that slopes steeply down towards Archway Road. The site is currently occupied by a vacant, two storey dwelling known as the former Water Board Cottage. The house is set in an open plot surrounded by a number of trees. Vehicular access to the site is via Tile Kiln Lane which is only single vehicle in width and is mostly used as a pedestrian footway between Winchester Road and Hornsey Lane.

To the west of the application site on the opposite side of Tile Kiln Lane is a water reservoir that has high grassed banks. To the south of the application site is a row of 4 modern terrace houses known as Bridgepoint Place. The Bridgepoint Place development is positioned behind a locally listed building known as the Pump House which has been converted to a dwelling. This development received planning permission in 2001. Vehicular access to this development is via Hornsey Lane. To the north of the application site is a row of older terraced dwellings that front onto Tile Kiln Lane at the Winchester Road end. Bollards currently prevent vehicular access from Winchester Road along Tile Kiln Lane. The application site is located within the Highgate Conservation Area and the Archway Road Restricted Conversion Area.

PLANNING HISTORY

OLD/1988/1805- Erection of dwelling house and garage in garden of existing house Refused 26/01/88.

OLD/1989/1907 - Erection of 2 storey 1 bed house REFUSED 15/08/89.

HGY/2003/0390 - Conservation Area Consent for the demolition of the Water Board Cottage –Withdrawn 19/08/03.

HGY/2003/0929 - Erection of two, three storey buildings comprising 1 x 3 bed, 3 x 2 bed and 1X1 bed residential units with 5 car-parking spaces and bicycle storage WITHDRAWN 19/08/03.

HGY/2003/1831- Retention and extension to existing house to provide two self-contained flats and the erection of two detached houses and five car parking spaces – Planning Committee resolved to grant permission on 24/02/2004 subject to the completion of a s106 agreement for highway works, however s106 agreement was never signed.

HGY/2004/2606 -Details pursuant application relating to HGY/2003/1831 - INVALID

HGY/2005/1821Demolition of existing building and replacement with 2 x 3 storey terraced blocks (with rooms at lower ground level) comprising 8 x 3 bed residential units with associated landscaping and car parking at M W B Cottage, Tile Kiln Lane – REFUSED 28/11/05 on the grounds of highway safety, density, width and bulk, impact on conservation area.

HGY/2005/1829 - Demolition of existing building and replacement with 2 x 3 storey terraced block (with rooms at lower ground level) comprising 8 x 3 bed residential units with associated landscaping and car parking REFUSED 28/11/05

HGY/2006/0597 - Conservation area consent for the demolition of existing MWB Cottage, Tile Kiln Lane, N6 REFUSED 16/05/06

HGY/2006/0596 - Demolition of existing buildings and erection of a terrace of 8 residential units with gardens and provision of 5 parking spaces REFUSED 16/05/06

HGY/2007/0529 -Demolition of existing building and erection of two new low energy, sustainable villas with total of eight new dwellings REFUSED 27/04/07

HGY/2007/0528 -Conservation Area Consent for demolition of existing house. Erection of two (low energy) buildings, three storeys in height with additional basement for eight car parking REFUSED 27/04/07 APP/Y5420/A/07 Appeal against Council's refusal of planning application /2046038

HGY/2007/0529 - Demolition of existing building and erection of two new low energy, sustainable villas with total of eight new dwellings. APPEAL DISMISSED – 02/04/08

HGY/2008/1665 - Demolition of existing house and erection of 2 low energy sustainable buildings three storeys in height with basement for eight car parking spaces and cycle parking. Each building contains 2 x 2 bedroom flats and 2 x 3 bedroom maisonettes.- Refused 30/09/2008

DETAILS OF PROPOSAL

The proposal is for the retention and the and extension of the existing Water Baord Cottage to provide 2 x three bed semi detached houses and for the erection of two 2 x 3 bed detached houses; with 4 car parking spaces with associated landscaping. The scheme has been amended from the scheme initially submitted. The amended scheme makes change to the number and position of the car parking space (from 6 to 4) and a change in the position of Dwelling A.

CONSULTATION

London Borough of Islington
London Borough of Camden
Thames Water
London Fire Brigade
English Heritage
Transport for London
Haringey Conservation Team
Haringey Arboriculturalist
Haringey Design Team
Haringey Transportation Group
Haringey Waste Management
Haringey Building Control
Ward Councillors
Highgate CAAC
Cromwell Residents Association
Hornsey Lane Association
Highgate Society

Head Teacher of St. Aloysius' College, Hornsey Lane
1-6 (c) Tile Kiln Lane
1-4 (c) Bridgepoint Place
2, 4, 6 Winchester Road
3, 5, 7, 9, 11 Winchester Road
Ground floor flat 3 Winchester Road
Flat 1, 9 Winchester Road
7b Winchester Road
5a Winchester Road
45 Cromwell Avenue
Flat 4, 75 Anson Road
Ground Floor Flat, 3 Winchester Road
10-32 (e), 59-71 (o) Hornsey Lane
119-159 (o) Archway Road
1-6 (c) Bridge Court, Archway Road
Unit 4 The Sheldon Building, 1 Baltic Place

RESPONSES

Building Control – Checked for Fire Brigade Access – B5 of Building Regulations 2000. Distance of houses from the road exceed 45m allowed; may be acceptable if sprinklers are installed.

Conservation -Tile Kiln Lane is an old passageway that runs between Hornsey Land and Winchester Road. There are several mews houses built in 1978 at the Winchester Road end, as well as four old bollards marked 1883, and a black and white Victorian signpost for Hornsey Lane, pointing down Tile Kiln Lane, which is a local listed structure. Water Board Cottage is a detached two storey building built in stock brick, c. 1930. The house is surrounded by a number of mature trees, which also serve as a barrier for the traffic noise coming from the dual carriageway on Archway Road. On the opposite side of the lane runs a tall old wall. There are remnants of an old wall in sections of the east side of the lane as well, topped with modern railings.

Water Board Cottage is not of high architectural or historic value, however it does contribute to the Tile Kiln Lane setting as it is a small building situated on a large site that relates well to the undeveloped and open character of the Lane.

The site consists of a strip of open land situated at the top of a wooded embankment overseeing Archway Road to the north-east and to the south-west the site looks towards Tile Kiln Lane with a large, covered reservoir beyond. This open land is an important feature of the site, providing a positive contribution to the character of the conservation area. 'Turkey Oak' tree to the north-west of the site is subject to a tree preservation order.

The proposal is for the retention and extension of the existing Water Board Cottage property to provide two x 3 bed semi detached houses and the erection of two x 3 bed detached houses with 6 car parking spaces and associated landscaping.

The proposed scheme is modern in style; existing brickwork is to be retained, solar evacuated tubes are proposed to the aluminium roofs, European Oak timber

cladding and lime render on 'hemcrete' are proposed for the facing materials of the new builds. There is no objection to the design: the choice of modern design for the scheme is the most appropriate considering the context of the site.

There is no objection to the bulk, scale or massing of the proposed scheme; the design of the proposed development reflects the domestic scaling of neighbouring buildings (Bridge Point Place), the intensity of existing development (Bridge Point Place), and traditional uses within the area (residential). The proposed development would be situated on top of a steep embankment and would be visible from Archway Road, however, the scale and layout of the scheme is such that its impact upon local views would be minimal.

Thames Water – No objection with regard to sewerage infrastructure. Thames Water requests that the applicant incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Thames Water - recommend the following informative be attached to any planning permission: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777.

Head Teacher of St. Aloysius' College – Object – Tile Kiln Lane is a narrow lane opposite which many of the boys who attend the school use on their route to and from school. from the original five to eight would further add to the issues raised in objection to previous schemes. To allow vehicle access along Tile Kiln Lane will create a serious health and safety risk for the school pupils who use Tile Kiln Lane as a pedestrian through route. The lane itself is an un-made up access track is never used by vehicles other than when maintenance work is being carried out by Thames Water. Tile Kiln Lane is not a through road. It would be difficult for vehicles to access the land on a one-way basis because of its width and almost impossible for vehicles to pass in the narrow parts of the lane. Providing vehicle access to and from the site would diametrically oppose a major Government initiative on safer routes to school (Every Child Matters Programme) and the safety and welfare of the pupils. We cannot support an application for planning permission that increase the vehicle access to this road and thereby puts the safety of our pupils at risk.

Highgate CAAC – The CAAC previously raised objections to similar proposals for the site and see no reason to change its views. Particularly it is concerned about access and egress from and onto Hornsey Lane which is already problematic at this site and which would result in dangerous increased traffic.

Hornsey Lane Association – The present application appears not to differ from the previous ones, and the same objection stands, especially with the prevision for cars. The provision for cars would create danger especially at the junction of

Tile Kiln Lane with Hornsey Lane; which is obscured to traffic from the west along the latter by the wall of the reservoir.

Highgate Society – The reduction of the number of car parking spaces from eight to six does little to address the major concerns about the appropriateness of the Lane for vehicular traffic of any sort, which will include construction traffic and subsequent vehicle movements connected with the servicing and maintenance of the properties. The lane remains a narrow pedestrian route, used by vehicles only in connection with maintenance of the reservoir opposite, and used by large number of pedestrians daily, particularly schoolchildren, and we are aware that this is a major concern of St. Aloysius School, on the opposite side of Hornsey Lane, many of whose pupils use the lane. We therefore consider that the appropriateness of using this narrow lane, in effect a pathway, for non-pedestrian purposes remains unresolved.

The drawings submitted with the application show that taking account of this openness has not been a feature of the new application. Indeed, there appears to have actually been an increase in the area covered by housing, of as much as 20%.

The “location plan as previously proposed” shows a number of shrubs etc proposed for landscaping. The detailed drawing 591/022 for the new proposals show what appears to us be a reduced amount of green landscaping, since the former proposed open area at the north end of the site has been reduced by moving the northernmost house into it, and the area between the middle and northern houses, previously shown as landscaped, is now proposed for car parking most of which will not be visible from the Lane but will be hidden behind the wall referred to below.

The proposed greater ground coverage by buildings (and hard standing), and the mere moving of the northernmost building a short distance to the north, has not in any way addressed the issue of the potential damage to the openness of the site. The site elevations (drawing 591/010) , showing existing, previously refused, and proposed, show that the buildings in the current application are, in two of the three cases, not only greater in footprint but taller, and therefore greater in overall area, than what has already been refused. The most cursory study of these elevations shows that the issue of retaining the openness of the site has not been addressed in any way. Indeed, the openness is further damaged by the wall proposed for the Tile Kiln lane frontage of the site.

The proposal will make a more hostile environment for pedestrians, through increasing the feeling of enclosure and being walled-in, and the wall would, we consider, be in a location highly susceptible to graffiti, which would increased this effect even more. Drawing 591/025, with its strange white bars painted across the road, further reinforces these concerns, showing that the lane will be suburbanised, and its current contribution to the green landscaping of the area, emphasised by previous refusals, including at appeal, would in our view be destroyed.

It asserts that the “siting and massing [of the existing Waterboard Cottage] is appropriate for the site and it is for this reason that we intend to refurbish... and

upgrade [it]”. However, comparison of the two buildings on the “Location plan as existing” with the “location plan as currently proposed” shows clearly that the cottage will effectively cease to exist, and that it will in fact be approximately double the ground area coverage of the existing building. This completely contradicts the statement that the siting and massing of the existing building is appropriate” and that it will be “refurbished and upgraded.” On the contrary, the siting and massing of the cottage, which the applicants concede “is appropriate for the site”, would in fact be destroyed.

The stated aim is not to copy any particular existing style “but rather provide a fresh, contemporary design appropriate for the site and the existing building.” We would at least agree with the applicants on this one point. An essential element of the character of Highgate is its variety of architecture, reflecting its historical development, and the Highgate Society encourages good and appropriate modern development rather than pastiche. However, in view of all the other reasons set out in this letter, we consider that the architectural style is a minor issue, and will make no further comment except to express our concern about what appears to be the excessively and unnecessarily tall ridged roofs of the new houses, with solar panels which will be clearly visible as a result, and which will exacerbate the walled-in feeling for pedestrians in the lane who will see not only the wall in front of the development, but the high roofs beyond it, which may well cut out all views of the trees behind.

Finally, we would point out that the lengthy and detailed tree report, as in previous applications, appears to refer in its entirety, with the exception of Tree T1, to trees which are not on the site and which are presumably in the ownership of Haringey or Transport for London. It is entirely unacceptable that the applicants should have any remit to carry out any works on these trees.

In summary, we consider that the current application, far from addressing the reasons for previous refusals, has actually exacerbated the inappropriateness of the development by increasing its density and intensity.

Transport for London - TFL offer no comment as the proposal is unlikely to have significant impact on the nearest TLRN.

Camden Council – No objection.

Islington Council – Does not wish to make any comment.

Waste Management - The proposed development consists of 4 x three bedroom houses, each house will require 1 x 240 litre refuse bin, 1 x green recycling box, 1 x organic waste caddy and 1x garden waste bag. Arrangements will therefore need to be put in place to ensure that residents from this development place all refuse and recycling at the end of the Tile Kiln Lane.

English Heritage – The application should be determined in accordance with national and local policy guidance; and on the basis of the Council’s Conservation Advice.

Local Residents – Letters of objection have been received from the occupiers of the following properties: No’s 1 & 4 Bridgepoint Place, Hornsey Lane, 6 Tile Kiln Lane, Linden Mansions, Hornsey Lane, 45 Cromwell Avenue, and are summarised as follows:

- The development proposes a building that will be directly next to 4 Bridgepoint Place, which by reason of its height and position will block light to the rear of this property, overlook the rear garden and also affect the view from this property;
- The building proposed directly next to 4 Bridgepoint Place will create a continuous structure between one development and another;
- The development is oversized and the bulk of the development represents an overdevelopment in relation to the permission granted in 2003. In fact, the 2003 permission allowed for a small extension on the Water board Cottage;
- The Lane is currently used only for the occasional Thames Water service vehicle. The development would increase traffic in this narrow lane significantly. The lane is primarily used as a pedestrian thoroughfare;
- The development would necessitate Tile Kiln Lane being designated a Shared Space for both vehicles and pedestrians but Tile Kiln Lane is less than 3.80metres in some places and less than 4.10 metres in others. Allowing a Shared Space Usage in these circumstances is emphatically contrary to Government Guidelines for Shared Space Usage;
- Tile Kiln Lane would at some points definitely suffer from car congestion and illegally parked cars by visitors to the developers. This would pose a serious risk as emergency vehicles would not have access to the whole of Tile Kiln Lane;
- The development would require the felling of mature healthy trees and the loss of the vital ‘screen’;
- There is nowhere in surrounding streets for any overflow parking and the density of the development will almost definitely create parking issues for visitors;
- The solid brick wall fronting the development along Tile Kiln Lane will create the impression that pedestrians are walking through a canal whereas at present, they enjoy the amenity of an open semi-rural space that Tile Kiln lane provides;
- Quite possible that six on-site parking spaces will not be enough and it is almost certain that occasionally such a large development will attract more than six cars;

- The proposal raises concerns in relation to emergency vehicle access;
- The proposed development makes no concession whatever to this character and appearance of the Conservation Area either formally or materially;
- The development is simply too big for its site. It replaces a single dwelling house and would dominate the surrounding area and inevitably diminish the intimate quality of the lane;
- The erection of a brick wall for the entire length of the site would convert the lane into a lifeless corridor, hemmed in between two walls;
- The tree large buildings are too large and dwarf the size of the existing Water Board Cottage – 2003 application was for a much extension to the cottage’
- The building taken together would be overbearing;
- The removal of trees including the large spreading sycamore (719) on the bank will expose the site from Archway Road leaving virtually no green screen
- The safety concerns/ aspects of much more traffic in the lane and its junction with busy Hornsey Lane have been ignored;
- Pedestrians and cyclists would be at serious risk of accidents;
- It will be impossible for vehicles to pass in the narrow part of the lane.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 13: Transport
Planning Policy Guidance 15: Planning and the Historic Environment
Planning Policy Statement 22: Renewable Energy

The London Plan -2008 (Incorporating Alterations)

Policy 3A.1 Increasing London’s supply of housing
Policy 3A.4 Housing choice
Policy 4B.3 Maximising the potential of sites
Policy 4B.5 Creating an inclusive environment
Policy 4B.6 Sustainable design and construction
Policy 4B.7 Respect local context and communities
Policy 4C.8 Sustainable drainage
Policy 4C.21 Design statements

Unitary Development Plan (2006)

UD2 ‘Sustainable Design and Construction’
UD3 ‘General Principles’
UD4 ‘Quality Design’
UD8 ‘Planning Obligations’
HSG1 ‘New Housing Developments’

HSG9 'Density Standards'
CSV1 'Development in Conservation Areas'
CSV5 'Alterations and Extensions in Conservation Areas'
CSV7 'Demolition in Conservation Areas'
HSG1 'New Housing Developments'
HSG10 'Dwelling Mix'
M3 'New Development Location and Accessibility'
M4 'Pedestrians and Cyclists'
M10 'Parking for Development'
UD7 'Waste Storage'
UD10 'Parking for Development'
OS17 'Tree Protection, Tree Masses and Spines'

Supplementary Planning Guidance

SPG1a 'Design Guidance and Design Statements'
SPG2 'Conservation & Archaeology'
SPG3c 'Backland Development'
'Housing' Supplementary Planning Document 2008
SPG8b 'Materials'
SPG8d 'Biodiversity, Landscaping and Trees'

ANALYSIS/ASSESSMENT OF THE APPLICATION

Backgrounds

As outlined above the application site has a long, on going, planning history, the most relevant of which was a scheme in 2003 (HGY/2003/1831) for the retention of the existing Water Board Cottage with the building being converted and extended to provide two self-contained flats and the erection of two x four bedroom detached dwelling houses to either side. This scheme was resolved to be approved by the Planning Committee subject to a Section 106 agreement being signed relating to works to Tile Kiln Lane to ensure safe pedestrian and vehicle access along the lane. The Section 106 agreement however was never signed and planning permission never formally granted.

The existing cottage building on the site does not have high architectural or historic value and is in a poor condition. However, it is considered that the cottage building does contribute to the Tile Kiln Lane setting in that it is a small building situated on a large site and relates well to the undeveloped and open character of the Lane.

Two applications (HGY/2005/1829 and HGY/2006/0596) proposing the demolition of the existing building and its replacement with a residential terrace of 8 residential units were refused planning permission. A further planning application (HGY/2007/0529), for the demolition of the existing building and the erection of two new low energy, sustainable villas with a total of eight new dwellings, was refused planning permission on 27th April 2007. The application was subsequently appealed ((APP/Y5420/A/07/2046038) but was dismissed by the Planning Inspectorate on 2nd April 2008.

The main issues in the appeal case were whether the appeal proposal would preserve or enhance the character or appearance of Highgate Conservation Area; and the effect of the proposal on highway safety. In considering the issue of highway safety the inspector concluded that the proposal would not cause unacceptable harm for either pedestrians, cyclists or drivers. However, despite the favourable conclusion regarding highway safety, the inspector concluded that her “concerns regarding the harm caused to the character and appearance of the conservation area were so significant as to warrant, on balance, the rejection of the proposal”.

A further application (HGY/2008/1665) was submitted in August 08 and subsequently refused for the demolition of the existing building and the erection of 2 low energy sustainable buildings three storeys in height with basement for eight car parking spaces and cycle parking; each building contains 2 x 2 bedroom flats and 2 x 3 bedroom maisonettes.

In terms of the current application the main issues are considered to be: (1) design and form of the extended building and the two new stand alone properties; (2) impact on the character and appearance of the Conservation Area; (3) Amenity, Privacy & Overlooking Issues; (4) Trees / Landscaping; (5) Traffic and parking issue; and (6) Sustainable Design and Construction.

Design & Form

The proposal will involve the refurbishment and extension of the existing Water Board Cottage to provide a pair of 3 bedroom family houses with garden space at front and rear, balconies at first floor level and external terraces at roof level. The Cottage will be extended to the North-West by an equal volume. The extension as part of the 2003 permission was for a smaller extension to the Cottage to provide two self-contained flats.

Similar to the 2003 application the proposal will involve the creation of two further detached 3 bedroom houses of the same volume to the North-West and South-East of the site. The two detached properties as proposed in 2003 were however marginally large in size and would have been four bedroom dwelling houses.

Each of the units will be approximately 110 sq.m in size and will meet Lifetime Home Standards. In terms of external treatment the brickwork on the Cottage building will be left exposed while the extension and two detached buildings will be faced in pigmented lime render at ground floor level and European oak timber cladding at first floor level. The new dwellings will have aluminium seam pitched roof with solar excavated tubes on the westerly facing (Tile Kiln Lane) elevation. The highest roof pitch would be no higher than the development at Bridgepoint Place. On the rear elevations which faces Archway Road the roof lines will be cut back. The windows will be timber framed and double glazed. The drawings as submitted shows section of brick wall to be built to the frontage of the site. This wall would vary in height from approximately 1.6m up to 2m. The Council would however require more detailed drawing on the height of these walls and on the gated entrances as part of a details application.

SPG8b on 'Materials' states that any materials proposed for a building or its environment need to be sensitive to the adjoining buildings and any distinctiveness in the local character and the surrounding area. The character of area (the dwellings on the upper part of Tile Kiln Lane and the adjoining site Bridgepoint Place) is modern in context. The modern design and choice of materials in this case is considered appropriate given context of the Lane.

Overall the design, form and choice of materials for the proposed dwellings have been designed sensitively to the character of the surrounding area, in particular the modern design of neighbouring buildings on Tile Kiln Lane. The proposal is considered to be in accordance with policies 'UD4, SPG1a and SPG2.

Impact on Character & Appearance of Highgate Conservation Area

The character of application site and surrounding area is derived from a number of elements. Tile Kiln Lane is a narrow lane that connects Hornsey Lane with Winchester Road. It cuts through a significant area of open space formed by the covered reservoir to the west, the generous plot of the water board cottage and the wooded embankment fronting Archway Road on the east. This area of open space is unusual in this part of Highgate and forms a quiet, almost semi-rural enclave far removed from the heavily built up areas around Winchester Road and Hornsey Lane. The character is reinforced by the narrowness of the lane, which is further heightened by the stock brick walls along each side. The open green space around the cottage, the surrounding trees and bushes and the absolute lack of traffic provide the site with a certain sense of serenity that is rare in Haringey and in London in general.

A modern development has recently been constructed at the southern end of Tile Kiln Lane. This development received planning permission in 2001. This development known as Bridgepoint Place involved the conversion of an existing historic Pump house to a 5 bedroom house and the erection of 4 three bedroom dwellings in a terrace behind the Pump house.

The existing cottage building on the site does not have high architectural or historic value and is in a poor condition. However, it is considered that the cottage building does contribute to the Tile Kiln Lane setting in that it is a small building situated on a large property and relates well to the undeveloped and open character of the Lane. Bearing in mind the precedent of the 2003 application and the comments in the last appeal decision the proposal in its current format would not adversely affect the open appearance and character of the Lane.

“Space would be maintained between and around each proposed block, there being a good deal of the frontage with retaining open appearance. In addition the back drop of trees on the embankment and the large oak, as well as the potential for future landscaping, would serve to maintain and enhance the verdant appearance of the appeal site and this part of the Conservation Area.”

The variety of external materials to be used on the elevations of the proposed buildings, the pitched roof forms, as well as the gaps maintained between these dwellings helps minimise the scale, bulk and dominance of the buildings when viewed from Tile Kiln Lane.

The rear elevation of the proposed dwellings would be partly visible from across Archway Road; more so during the winter months than in summer, given it's siting at the top of a steep embankment. However the height and scale of the proposed building forms would not be as significant as the most recently refused applications. The back drop of trees will minimise views of the proposed development from this angle and as such the proposal will not adversely detract from the character and appearance of the area. On this basis the proposed development is considered to be in accordance with policies CSV1 'Development in Conservation Areas' and CSV5 'Alterations and Extensions in Conservation Areas'.

Amenity, Privacy & Overlooking Issues

Each dwelling will have a small front and rear garden area, a balcony at first floor level and external terraces at roof level. The end detached houses will have some garden space to the side. The amenity space for each of these dwellings would be in excess of 50sq.m.

The south-west elevation of the proposed dwellings would face across Tile Kiln Lane towards a large grassed water reservoir. Towards the east the proposed development would face out over a large steep embankment which leads down to Archway Road. There would be no windows on the elevation of 'Dwelling A' facing Bridgepoint Place. There are also no windows on the flank wall of Bridgepoint Place. There is a balcony to the back of nearest property at Bridgepoint Place which is stepped in from the flank wall. Because 'Dwelling A' would not project as far back as Bridgepoint Place and given the position of this neighbouring balcony, the windows and roof terrace to the rear elevation of 'Dwelling A' would not lead to adverse overlooking or loss of privacy of this neighbouring property. Given the position of 'Dwelling A' in relation to Bridgepoint Place it would not cast a shadow or lead to a loss of light to No 4 Bridgepoint Place.

The neighbouring properties in Bridgepoint Place have courtyard amenity areas behind the high brick boundary wall which adjoins Tile Kiln Lane. 'Dwelling A' which would sit forward of No 4 Bridgepoint Place would have a projecting first floor balcony which would lead to overlooking of the courtyard area to the rear of No 4 Bridgepoint Place. However the side elevation of the balcony will partly have

a solid surround as well as a privacy screen which would minimise direct overlooking to this neighbouring property. As such the privacy and amenity of this adjoining property would not be adversely affected.

The north of the application site is a triangular shaped piece of land where a Turkey Oak is situated. Beyond this is an electricity sub-station and the side wall and garden of No 6 Winchester Road. The northern most property ('Dwelling D') would be situated more than 20 metres from this property at Winchester Road and as such no issues of overlooking / loss of privacy are likely to arise to the north.

Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the daylight, sunlight, privacy and amenity of neighbouring occupiers are not be adversely affected. As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Trees / Landscaping

As mentioned above there is a Turkey Oak tree to top of the site (which is subject to a TPO). This tree is a significant and healthy tree with a wide tree canopy which overhangs Tile Kiln Lane. In the previous appeal decision an Inspector stated that this tree is a key feature of the Lane as it makes an important contribution to the character and appearance of this part of the Conservation Area. The rear perimeter of the site and the embankment onto Archway Road is lined with trees which are important to the visual amenity of the area.

The siting of dwelling D has been positioned to avoid incursion into the roof protection (10 metres) of the Turkey Oak tree. The proposal also involves the removal of braches to a number of Silver Birch trees, a Sycamore tree and an Ash trees located along the rear embankment, as well as a reduction in the south east to north west facing lateral (by 15-20%) of these trees. An Ask tree, a Silver Birch tree and an Elder tree along the rear embankment will be removed. Both of these trees are poorly formed, restricted by other trees and are of limited amenity value. The Councils Arboricultural Officer has indicated that many of the trees on the site have a limited life expectancy and would not be concerned if some were lost due to the development, so long as they were replaced with suitable native replacements. The applicant's have offered replacement and additional planting of native species.

While it is noted that the Inspector stated in the appeal decision that "the deciduous nature of the existing trees along the embankment and the extent of the gaps between them are factors which lead me to the view that even with enhanced planting the trees would not serve as an effective year round screen for the appeal proposal year round" and concluded that "the appeal proposal would neither preserve nor enhance the character or appearance of the Highgate Conservation Area" Officer would point our that the Inspector also stated that the "the potential for future landscaping, would serve to maintain and enhance the verdant appearance of the appeal site and this part of the conservation area". The current application does not involve the creation of a basement floor and the

same level of exaction associated with the previous applications, and as such the potential loss of trees (other than those stated) would not be likely and opportunities for future planning along the rear embankment would still be possible. As such the proposal would not be considered to be contrary to policy OS17 'Tree Protection, Tree Masses and Spines'.

Traffic & Parking Issues

Tile Kiln Lane is relatively narrow being approximately 4 metres in width as is mainly used by pedestrians as a footway between Winchester Road and Hornsey Lane. Due to the narrow width of the lane it would not be possible for vehicles to pass each other on the Lane and only one vehicle at a time could enter and exit the property. A number of objectors to the application have been made based on the point that vehicles entering and exiting the proposed dwellings would be forced to back out of the lane towards Hornsey Lane and as such would be detrimental to traffic safety. In addition a number of objections relate to public safety of pupils attending the nearby St Aloysius College as well as other members of the public.

Under the previous application, HGY/2007/0529, the Council raised serious concerns about highway and pedestrian safety and as such formed a reason for refusal of the scheme at this time. In the subsequent appeal decision the Inspector addressed this issue in the appeal decision but gave it little weight; stating "I am not persuaded that the increased traffic movements...beyond those previously accepted would be so significant in terms of the impact on highway safety as should warrant the withholding of planning permission on this ground alone".

As noted by the Council's Transportation Officer, that while there is a concern with the narrow width of Tile Kiln Lane, which is less than the 4.1 metres required for two cars to pass, and bearing in mind that a dedicated footway for pedestrians or indeed accommodate cyclists traversing along it cannot be provided, the applicant has minimised the potential conflict of vehicles with pedestrians/cyclists by proposing additional bollards at the northern end of Dwelling C.

This however will be moved further south to a point some 1 metre north of the northern periphery of Dwelling B (existing house). For the remaining part of Tile Kiln Lane, the Council will be asking the applicant to enter into S.278 agreement under the Highways Act 1980, to make this carriageway a shared surface; so as to encourage vehicles entering and leaving this road to pay specific regard to pedestrians and cyclists. Furthermore, concerning the passage of vehicles along this narrow road, the remaining stretch is only some 72metres long and the traffic generated by this development would not be considered to be significant.

The Council's Transportation team will require the applicant's to erect a priority signage facing exiting vehicles, which would indicate that 'priority is given to vehicles in the opposite direction' (to be sited next to Dwelling A), southbound towards Hornsey Lane, in the form of a roundel Ref.No 615, as contained in the 'Traffic Signs and General Directions 2002 Manual'. This would ensure that vehicles entering the site from Hornsey Lane would have priority over the

opposing traffic at all times. It is envisaged that this arrangement, when in place, would minimise disruption to traffic on Hornsey Lane from vehicles accessing the site from Hornsey Lane and curtail vehicular conflict along the site access. It is noted that the circulatory area at the western end of the car parking area and the section of Tile Kiln Lane immediately after the new bollard and north of the site access offer a pocket for exiting vehicles to wait or reverse into once a vehicle entering Tile Kiln Lane from Hornsey Lane, is sighted.

The number of car parking space initially proposed has been reduced from 6 to 4 space. Consequently, the Council's Transportation Team would not object to this application subject to the conditions that the applicant: enter into S.278 agreement under the Highways Act 1980, to make the residual southern segment of Tile Kiln Lane a shared pedestrian/ cyclist/vehicle surface, upgrade this section of road to support the weight of refuse or other similar vehicles, the erection of additional bollards at the southern end of Dwelling C, at about 1metre north of the northern periphery of 'Dwelling B- existing house' and the relocation of the lighting column at its southern end, the cost of which is estimated to be £47,000 (forty-seven thousand pounds). As such the proposal is considered to be in accordance with M10 'Parking for development'.

Sustainable Design and Construction

The application states that the proposed development has been designed to maximise use of passive thermal design and minimise heat loss. The scheme will re-use the existing house on site. Each of the proposed dwellings would have solar evacuated tubes on the roof elevation facing Tile Kiln Lane. The dwelling would benefit from good passive solar gain; have double glazed window, have high levels of insulation, use energy saving light fittings, use water saving toilet cisterns and aerated spray tap fittings. The proposed development is considered consistent with policy UD2 'Sustainable Design and Construction'.

SUMMARY AND CONCLUSION

While the proposed scheme will involve an increase in the size, bulk and form relative to the size of the existing cottage building and will involve the erection of two additional stand alone buildings, the bulk scale and massing of the proposed dwellings are of a domestic scale and create a frontage with sufficient gaps between buildings to provide views of the back drop of trees, and as such achieves an acceptable relationship with Tile Kiln Lane. In addition the design of the proposed dwellings are of a modern idiom and will add to the modern architectural styles found along Tile Kiln Lane. The external facing materials are also considered acceptable as they refer to the materials of the surrounding area and in particular use as high degree timber, which will blend and compliment the green, wooded character of the area. The proposed replacement building will preserve the character and appearance of the Conservation Area and will have no detrimental impact on the protected tree on site. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree

Protection, Tree Masses and Spines' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/2350

Applicant's drawing No.(s) 591/001, 002 004, 005, 008F, 009B 010B, 011B, 012B, 013B, 014A, 015A, 016A, 017A, 018A, 020A, 021A, 022A, 023, 024 & 025.

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, including detail of the front boundary treatment, 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 details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

5. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping including details of existing trees to be retained and the species, size and siting of the replacement trees shall be

submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

6. Before development commences full details of boundary treatment to the sites boundaries, including the site's frontage, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to occupation of the new dwelling.

Reason: To ensure a satisfactory appearance to the development and to safeguard the character, amenity value and safety of Tile Kiln Lane.

7. No site works or works on this development shall be commenced before temporary protective fencing has been erected around existing protected tree on site in accordance with details to be submitted agreed in writing by the Local Planning Authority. This fencing shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature.

8. No part of the development hereby permitted shall be brought into use until the highways works to be secured by way of a Section 278 under the Highways Act 1980, which will involve; making the residual southern segment of Tile Kiln Lane a shared pedestrian/ cyclist/vehicle surface; upgrading this section of road to support the weight of refuse or other similar vehicles; the erection of additional bollards and the relocation of the lighting column, have been completed.

Reason: To minimise the conflict of vehicles with pedestrians/cyclists and vehicular conflict and eventually ensure highway safety at this location.

9. The parking spaces shown on drawing No 591/008F shall be provided prior to first occupation of any part of the residential accommodation hereby permitted and shall be kept available for use for the approved purposes at all times.

Reason: To ensure that parking is provided in accordance with the Council's standards.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

11. 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.

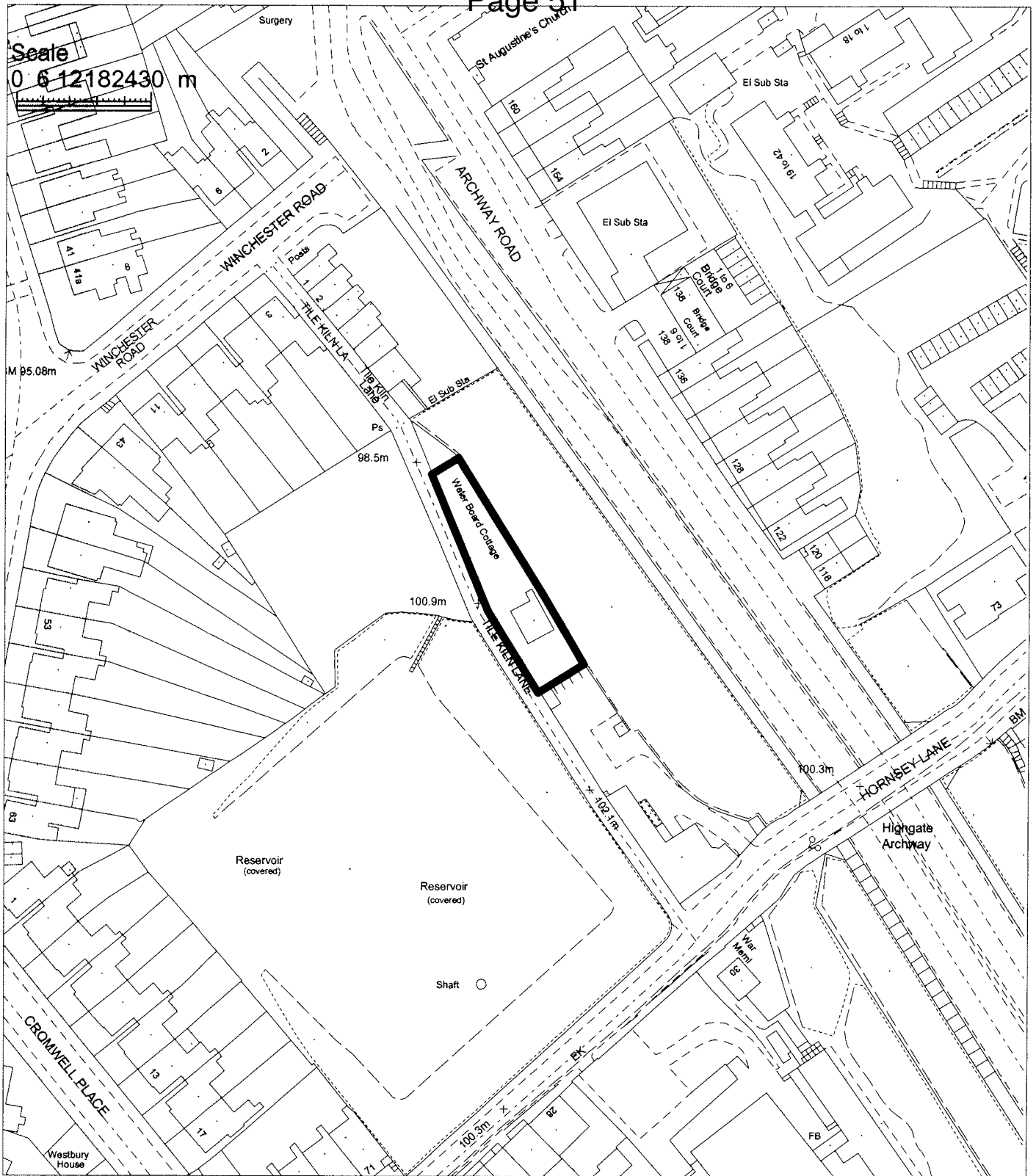
INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777.

REASONS FOR APPROVAL

While the proposed scheme will involve an increase in the size, bulk and form relative to the size of the existing cottage building and will involve the erection of two additional stand alone buildings, the bulk scale and massing of the proposed dwellings are of a domestic scale and create a frontage with sufficient gaps between buildings to provide views of the back drop of trees, and as such achieves an acceptable relationship with Tile Kiln Lane. In addition the design of the proposed dwellings are of a modern idiom and will add to the modern architectural styles found along Tile Kiln Lane. The external facing materials are also considered acceptable as they refer to the materials of the surrounding area and in particular use as a high degree timber, which will blend and compliment the green, wooded character of the area. The proposed replacement building will preserve the character and appearance of the Conservation Area and will have no detrimental impact on the protected tree on site. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.

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Site plan Water Board Cottage, Tile Kiln Lane N6

HARINGEY COUNCIL

**Directorate of
Urban
Environment**

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Assistant Director
Planning & Regeneration
639 High Road
London N17 8BD
Tel 020 8489 0000
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Special Planning Committee 17 March 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/1293

Ward: Tottenham Green

Date received: 16/06/2008

Last amended date: N / A

Drawing number of plans: 370/1/pr, 02/pr, 03/pr, 04/pr, 05/pr, 06, 07, 08, P198/001 Rev B & P198/002 Rev A.

Address: 1 - 13 Herbert Road N15

Proposal: Demolition of 7 existing temporary detached bungalows and erection of a two / three storey development of 7 houses (3 / 4 bed) including one wheelchair house, 11 (1 bed / 2 bed) flats and associated parking and external works.

Existing Use: Residential

Proposed Use: Residential

Applicant: Sanctuary Housing Association

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to section 106 Legal Agreement

SITE AND SURROUNDINGS

The application site comprises the land on the south side of Herbert Road currently occupied by seven prefabricated single storey dwellings. Herbert Road is a residential street in a mixed area of Victorian terraced housing, more recent flatted residential blocks and commercial / industrial units. The application site backs onto the Herbert Road industrial estate identified as DEA 22 in the UDP. At the eastern end of the road is a small public open space generally laid to grass with some small trees and shrubs.

The site is accessed from Rangemoor Road which in turn is accessed from Broad Lane. The site is therefore close to the Tottenham High Road shopping area and Seven Sisters transport interchange.

PLANNING HISTORY

Planning permission was granted for the erection of the prefabricated dwellings in 1989, (ref. HGY1989/0689). Prior to that the area was used as a car park.

DETAILS OF PROPOSAL

This application proposes the demolition of the existing prefabricated dwellings and the redevelopment of the site for a mixture of houses and flats. The new buildings would comprise 2 and 3-storey buildings comprising seven houses, (4 x 3-bed and 3 x 4-bed units, including one wheelchair unit) and eleven flats, (7 x 1-bed and 4 x 2-bed units). All the units proposed are affordable. Seven parking spaces are provided on-site.

The application is made on behalf of Sanctuary Housing Association

CONSULTATION

Ward Councillors

Transportation
Waste management
Building Control
Arboriculturist

LCDF
Metropolitan Police
Thames Water

14-34 Herbert Road
Cordell House, Newton Road
1-3, 21-27, 6-24 Harold Road
1-15, 2 Norman Road
1-22 Ashby Road
28-48 Newton Road
86a, b Rangemoor Road
38-40, 38c Wakefield Road
65-75, 65a Rangemoor Road

RESPONSES

Thames Water – public sewers crossing site. Prior approval from Thames Water required in terms of surface water discharge.

Transportation – no objections

Waste management – satisfied with proposals

Building Control – satisfied with fire vehicle access to development

Arboriculturist - The majority of the trees on the site are Category 3 trees under BS5837. All have been subject to previous maintenance works, e.g. crown reduction and pollarding. However, as a group the existing trees make a positive contribution to the amenity of the surrounding area.

J A Coles - Local Business – no objection but wish to make clear that their business generates a number of lorry movements along Herbert Road often early in the mornings.

Local residents – do not object in principle. However, concerned at loss of trees, number of units proposed, and parking.

A DC Forum was held for this scheme on 15 July 2008 at Apex House. Cllr Bevan and 2 local businesses attended. The minutes of the Forum are attached. The main issues raised were the potential effect of noise from the existing factories on the proposed housing and the loss of the trees along the rear boundary of the application site.

RELEVANT PLANNING POLICY

National Policies

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing

London Plan 2008

Unitary Development Plan

UD1 Planning Statements
UD2 Sustainable Design and construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
UD8 Planning Obligations
M10 Parking for Development

HSG1 New Housing Developments

HSG 4 Affordable Housing
HSG 9 Density Standards
HSG10 Dwelling Mix

Supplementary Planning Guidance

Housing SPD October 2008
SPG1a Design Guidance
SPG8a Waste and Recycling
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
SPG10b Affordable Housing
SPG10c Education needs generated by new housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues relating to the proposal are:

- i) The principle of residential use
- ii) Density
- iii) Dwelling mix
- iv) Size, bulk & design
- v) Amenity / Noise
- vi) Trees
- vii) Affordable housing and education contributions
- viii) Parking
- ix) Private amenity provision
- x) Waste management
- xi) Sustainability

These issues are discussed below:

- i) The principle of residential use on site

Planning Policy Statement 1: “Delivering Sustainable Development” advises that sustainable development is the core principle underpinning planning. The guidance advises, in paragraph 27 (viii), that planning should “promote the more efficient use of land through higher density, mixed-use development and the use of suitably located previously developed land and buildings”.

National Policy Guidance PPS 3 “Housing” and the London Plan encourage the residential development of previously developed sites. In the Borough's tight urban fabric the opportunities for an acceptable form of development are increasingly limited as the availability of sites decrease.

In considering the principle of residential use on the site, regard must be paid to the relevant national policy advice, based on PPS3 Housing and the London Plan. Guidance from central government and the London Plan set housing targets for Local Authorities.

The London Plan sets housing targets for individual Boroughs for the period up to 2016. The target for the Council is to achieve 6,800 units between 2007 and 2017 based on the housing capacity study of 2004. These targets are set out in Table 3A.1 of the London Plan and reflected in Unitary Development Plan Policy G3.

ii) Density

Table 3A.2 of The London Plan sets a density of 200 – 700 habitable rooms per hectare for developments in urban areas within 10 minutes walking distance of a town centre with an accessibility index of 4 - 6. The application site falls within this band.

Policy HSG9 'Density Standards' sets a density range of 200 –700 habitable rooms per hectare. However, the policy requires that a 'design-led' approach is taken in the assessment of density of development proposals. Therefore matters such as the character of the local area, quality of the design, amenity standards, range and mix of housing types should also form part of the assessment to ensure proposed development relates satisfactorily with the site.

The scheme proposes a total of 18 residential units. The development would provide a mix of 7 x 1-bed, 4 x 2 bed and 4 x 3 bed and 3 x 4-bed units. In total, the scheme has 57 habitable rooms. Therefore, applying the method set out in the Housing SPD October 2008 the density of the proposed development is approximately 316 habitable rooms per hectare. The proposed density is within the range of 200 – 700 set out in the Unitary Development Plan. In the context of the surrounding area, the proposed density is considered appropriate for the site. As such, the scheme is considered to have an acceptable density, in compliance with the London Plan, Policy HSG9 'Density Standards' and the Housing SPD October 2008.

iii) Dwelling mix of new building

In terms of the mix and standard of accommodation provided, Policy HSG 10 'Dwelling Mix' and SPG3a "Density, Dwelling Mix, Floor space Minima, Conversions, Extensions & Lifetime Homes" set out the Councils standards. The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected.

This scheme would provide 7 x 1-bed, 4 x 2 bed and 4 x 3 bed and 3 x 4-bed units, which accord with policy guidelines. The floor areas of the proposed units comply with the Councils standards are considered to provide a satisfactory standard of accommodation.

All the units/rooms are considered to have adequate light and ventilation. In addition, the units have been designed to conform to 'Lifetime Homes Standards' and with the ground floor unit capable of adaptation as a disability unit. The proposed units are considered to comply with policy HSG10 and SPG3a.

iv) Size, bulk & design

Policy UD3 'General Principles' & UD4 'Quality Design' require that new buildings are of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment, conservation area and the amenity of residents.

The proposed development is between 2 and 3-storeys in height which is appropriate to the surrounding area. The scheme is designed to reinstate the street frontage by creating a new terrace along the south side of Herbert Road set back behind small front gardens with a low boundary wall.

The main elevations will be in brick to match the predominant material of the existing buildings in Herbert Road with artificial slate roofs and powder coated aluminium windows.

It is considered that the proposal fits well on the site and will be complementary to the existing terraces and to the surrounding locality. It is also considered that the proposed design and materials will blend well with the immediate locality. As such the proposal accord with the aims of policies UD3 'General Principles' & UD4 'Quality Design'

v) Amenity / Noise

Policy UD3 'General Principles' seeks to protect existing residential amenity and avoid loss of light and overlooking issues. The proposal will not adversely affect the existing amenity of the residential properties in Herbert Road in terms of sunlight and daylight or loss of aspect or views.

The application site does however back onto the Rangemoor Road DEA and the commercial units in Norman Road behind share a common boundary. Following concerns expressed by the occupiers of one of those units, the applicant has carried out a noise survey to assess the level of noise generated by the existing commercial units and its likely effect on the proposed dwellings. This survey concluded that the noise levels generated by the units was minimal over and above the general ambient noise levels existing in the area and therefore no significant disturbance or loss of amenity should occur to the potential occupiers as a result of noise.

The application site abuts a small open space at its eastern end. This space is currently mainly grass with a few small trees and shrubs. The applicant has undertaken to contribute to the improvement of this space through additional tree planting and general enhancement of the planting within this space.

As such, it is considered that the proposal complies with the aims of policy UD3.

vi) Trees

At present, the site has two main groups of trees, i) the conifers located in front garden areas of the existing temporary buildings and ii) the row of trees along the rear boundary of the site. The scheme involves the loss of most of the existing trees on the site. The loss of the conifers is not regarded as significant. These trees are not native species and are in relatively poor condition. As such, they are not regarded as contributing significantly to the amenity of the area. However, in order to achieve a satisfactory setting for the development in Herbert Road, the applicant has undertaken to plant a row of new street trees along Hebert Road in front of the development. With regard to the trees at the rear of the site, these comprise a mixed group of trees considered by the Councils arboriculturist as being of moderate quality although as a group they do contribute positively to the amenity of the area. As such, he recommends that at least some of these trees should be retained. However, due to the narrow nature of the site it is not possible to retain the trees. In this light the applicant has prepared an enhanced planting and landscape management plan which is designed to upgrade and improve the planting particularly to the rear boundary of the site and the open amenity areas at either end. The intention of this plan, when combined with the new buildings designed for the site, is to result in a scheme which improves the appearance of the area relative to the buildings that currently occupy the site as well as improving the setting of the development by the introduction to the new street trees and the enhanced planting to the adjacent open spaces, particularly the area directly to the east of the application site.

In order to achieve these upgrading and improvements, a financial contribution of £25,000 has been agreed with the applicant as part of the S106 package.

vii) Affordable housing and Education contributions.

PPS3 and paragraph 10 of Circular 6/98 and local policies HSG4: 'Affordable Housing'/SPG 10b 'Affordable Housing' requires that developments that propose 10 units and above are subject to the provision of affordable housing of up to 50% of the total units for affordable housing. In this case there are 18 units proposed all of which will be affordable.

SPG10c requires an education contribution in relation to development comprising 5 or more 2-bed and above units. This scheme falls within this category. Applying the formula set out in SPG10c a contribution of £62,000 is appropriate for this development.

viii) Parking

National planning policy seeks to reduce the dependence on the private car in urban areas such as Haringey. The advice in both PPS3 'Housing' and PPS13 'Transport' make clear recommendations to this effect. This advice is also reflected in the London Plan and the local policy M10: 'Parking for Development' sets out the Councils requirements for parking for this type of use.

The site has a PTAL rating of 4 which is a medium/good classification. It is within 10 minute walk of Seven Sisters transport interchange and the shopping facilities in Tottenham High Road/Broad Lane. A reduced level of parking provision is therefore appropriate for this site. The scheme incorporates a total of 7 spaces within the site, including 1 disabled space. This level of provision is considered acceptable by Transportation. In addition, the scheme includes 35 secure sheltered bicycle parking spaces which also complies with the Councils requirements.

ix) Private Amenity Space

Amenity space has been designed into scheme - The houses all have private front and rear gardens between 45 and 65 square metres. The proposed flats benefit from the provision of ground floor garden space as well as private balconies. Overall the proposed development achieves the requirements for amenity space set out in Housing SPD and therefore the amenity space provision is considered sufficient and acceptable.

x) Waste Management

The scheme has been design with a refuse management system that allows for the external waste collection and the internal storage of recyclable waste products. However, to ensure that the Council's standard of waste management is adhered to, a condition has been attached to this report requiring detail submission of a waste management scheme for approval.

xi) Sustainability

The proposed scheme is within a short walking distance of good public transport links and local shops and facilities. Reduced car parking is provided with a good provision of secure cycle parking.

Further, the proposed development has been designed to achieve minimum level 3 code for Sustainable Homes and include the following sustainable features:

- Reuse of previously developed land
- Affordable housing
- Level access with one Wheelchair unit
- All units to Lifetime Homes standards
- Buildings are orientated to maximise natural light and ventilation
- Solar preheating of water included in scheme
- Approved Condensing gas boilers to all units
- Lifetime Home Standards compliance
- Timber from approved and sustainable sources as approved by FSC

- Use BRE methodology for assessing environmental impact
- Low Energy light fittings
- External insulated building envelope to high levels of U Values.
- Indigenous flora and fauna for landscaping

PLANNING OBLIGATION

The applicant has agreed to enter into a S106 agreement in line with national guidance and advice in SPG10a. The agreement includes contributions towards:

- Affordable housing
The scheme proposes 100% affordable housing provision.
- Education provision
The applicant undertakes to make a contribution of £62,000 towards local education provision based on the formula contained in Supplementary Planning Guidance 10c.
- Environmental improvement/enhancement - £25,000 for street tree planting and enhancement of the adjacent open space.
- Monitoring charge @ 5% of total value - £4,350

RECOMMENDATION

GRANT PERMISSION

That planning permission be granted in accordance with planning application reference number HGY2008/1293 subject to a pre-condition that the applicant shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure:

Affordable housing @ 50% habitable rooms
Education contribution of £62,000
Environmental improvements £25,000 and
Monitoring charge of £4,350

Registered No. HGY/2008/1293

Applicant's drawing Nos. 370/1/pr, 02/pr, 03/pr, 04/pr, 05/pr, 06, 07, 08, P198/001 Rev B & P198/002 Rev A.

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

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

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

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

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

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

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

8. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement,

improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

9. That not more than 18 separate units, whether flats or houses shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

10. 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.

11. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

12. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority 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.

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

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

INFORMATIVE: There are public sewers crossing this site, and no building works will be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Waters assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 850 2777. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer.

In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

REASONS FOR APPROVAL

The application has been assessed in the light of current relevant national and local policies and is regarded as complying with these policies. As such, the proposal is considered to be acceptable and planning permission should be granted.



**PLANNING, POLICY & DEVELOPMENT
DEVELOPMENT CONTROL DIVISION**

MINUTES

Meeting : **Development Control Forum - 1-13 Herbert Road N15
(HGY/2008/1293)**

Date : **15th July 2008**

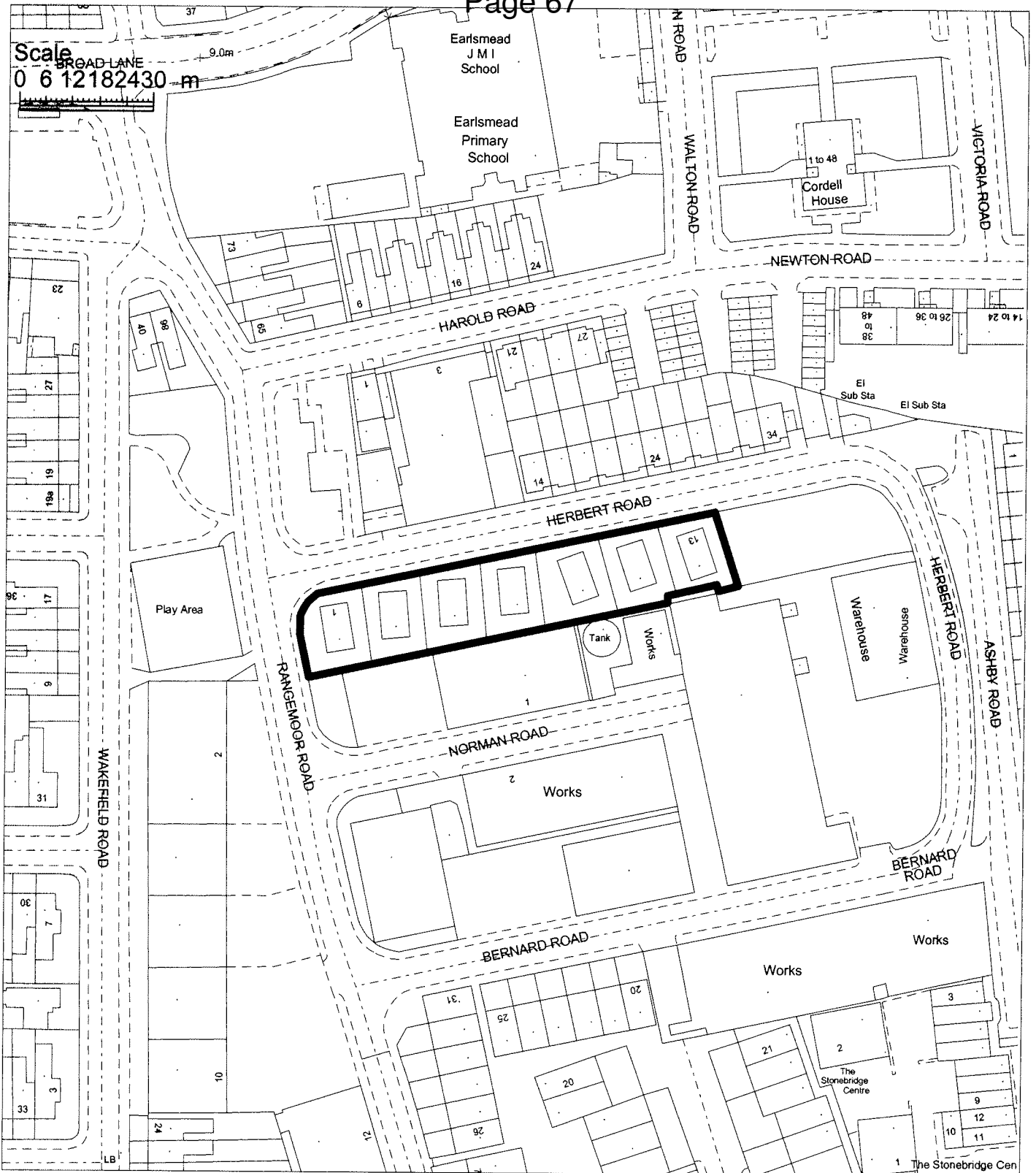
Place : **Apex House, 820 Seven Sisters Road, Tottenham, London N15
5PQ**

Present : **Cllr Bevan, 2 Local Business, representative from Housing
Association**

Minutes by : **Tay Makoon**

Distribution :

<p>1.</p> <p>2.</p> <p>3.</p> <p>4.</p>	<p>Paul Smith opened the meeting by welcoming everyone to the meeting and introduced officers, members and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.</p> <p>Paul Smith explained the scheme as there was no representation from the applicants. A representative from the Housing Association joined the meeting late and was available to answer questions raised.</p> <p>Proposal: Demolition of 7 existing temporary detached bungalows and erection of a two / three storey development of 7 houses (3 / 4 bed) including one wheelchair house, 11 (1 bed / 2 bed) flats and associated parking and external works.</p> <p>Concerns from Local Business Size, Scale and Density Design and Appearance Impact on adjoining properties Car Parking Landscaping Noise generation from the print plant Loss of business and contribution to the local community in terms of training scheme offered by the printing firm and loss of employment Disability units – concerns about the safety of the user getting in and out of the site – The road is heavily used by HGV lorries, it is very busy and this will compromise the safety of the people. Loss of trees</p> <p>Paul Smith concluded the meeting by reminding everyone to send in their objections and that further representations can be made at the Planning Committee.</p> <p>End of meeting</p>	
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Site plan

1-13 Herbert Road N15

HARINGEY COUNCIL

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Urban
Environment**

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Special Planning Committee 17 March 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0295

Ward: Tottenham Hale

Date received: 12/02/2009

Last amended date: 23/02/2009

Drawing number of plans: 521 AP(0)001A, 010 rev B, 011 rev B, 012, 013, 014, 015, 016, 017, 020 rev B, 021, 022 rev B, 023 rev B, 030, 031 rev B, 032, 033, 034, 035, 036 rev B, 037, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060; HED.844.100, 101, 102, 103, 105, 1006.

Address: GLS Supplies Depot, Ferry Lane N17

Proposal: Reserved matters application in relation to outline consent no. HGY/2006/1177 and amended outline consent no. HGY/2007/2250 for Block N of the Hale Village Masterplan, including appearance, landscaping, layout, scale and discharge of conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60.

Existing Use: Vacant

Proposed Use: C3

Applicant: Newlon Housing Trust

Ownership: Lee Valley Estates

PLANNING DESIGNATIONS

Tube Lines UDP 2006 Archeological Importance Road Network: Borough Road

Officer Contact: Artemis Christophi-Turner & Justin Boojj

RECOMMENDATION

GRANT PERMISSION to discharge conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60 (excluding basement), subject to revised section 106 Legal Agreement.

SITE AND SURROUNDINGS

The application site is located on the north-western border, forming part of a larger 4.8-hectare site, formerly known as the GLS Depot Site. Until recently this site was occupied by a predominantly single-storey 1950's warehouse. Specifically, the application site is located north-east of Tottenham Hale Station, which is an important interchange, connecting the London

Underground Victoria Line with the north-south railway that links London Liverpool Street with Stansted Airport.

Block N is situated in the northern part of the Hale Village Masterplan, which relates to the proposed redevelopment of the former GLS Depot site. Block N fronts the Linear Park to the south and the Eco Park and Brook Walk to the north. It also fronts Brook Street and Block NW to the west, and Acorn Street and Pavilion Blocks 3, 4 and 5 to the east (both roads are internal roads within the Masterplan).

Block N also contains a site for a school within the north-western corner of the parcel, but this does not form part of this Reserved Matters application. It should be noted that the proposals for Block N would not preclude the school site from being delivered. This application also does not include details of below-ground development (such as a potential basement and foundations).

PLANNING HISTORY

HGY/2007/1177 - Outline Permission was issued on 9 October 2007 for the following development on the former GLS Depot site:

“Demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems (outline application).”

This permission included 68 Conditions and it was also accompanied by the relevant ‘Section 106’ agreement. The current proposal falls within Condition 25’s overall quantum of permitted floorspace *“the quantum of built floorspace across the development shall not exceed a total of 135,000 square metres gross floorspace comprising:”*

- Residential (Class C2/C3) 97,500 square metres/1210 units
- Employment (Class B1) 3,200 Square metres
- Retail (Class A1/A2/A3/A4/A5/B1) 5,500 Square metres
- Health care (Class D1) 600 square metres
- Creche (Class D1) 600 square metres
- Hotel (Class C1) 3,200 square metres/100 rooms
- Primary School (Class D1) 5,300 square metres
- Student Accommodation (Class D2) 700 rooms

The following planning history occurred since the Outline permission in 2007:

HGY/2007/2099 - ‘The Podium’ basement and Energy Centre were granted consent on the 21st December 2007. This relates to the basement level of

adjacent Blocks C and Pavilions 1 and 2, as well as the basement of Blocks SW and SE, further to the south, as well as the Energy Centre south-west of Block N.

HGY/2007/2203 - A reserved matters application regarding a building at Block W, west of Block N, was approved on 21st December 2007. The scheme will provide 687 student rooms and associated facilities, retail units on the ground floor split-level courtyard and linking the entrance to the building with internal circulation and communal spaces.

HGY/2008/1970 - A reserved matters application regarding a building at Block NW1, north-west of Block C, was approved on 31st December 2008. This scheme will provide 102 affordable dwellings (71 social rent and 31 intermediate units), set around a central courtyard.

HGY/2008/1971 - A reserved matters application regarding a building above the podium at Block SE, south of Block C, was approved on 31st December 2008. This scheme will provide 3,406m² office space on the ground floor over the entire footprint of the site, with 154 'shared-ownership' flats and a communal courtyard above.

HGY/2008/0869 - A reserved matters application regarding Block C was submitted on 28th April 2008, for a scheme comprising 68 private residential units and 64 social rented residential units, all with access to private and communal gardens and terrace, 945 sqm of high quality retail divided into two units and 514 sqm medical health centre over ground and mezzanine levels. This application was withdrawn on 4th February 2009.

HGY/2009/0246 - In addition to this current application, a concurrent reserved matters application for Block C, south of Block N has been submitted, comprising 110 affordable dwellings, 1,100m² retail units and a 600m² Health Centre.

The site's planning history dating back to before the outline permission was granted, was documented in detail in the officer report of outline application HGY/2006/1177.

DETAILS OF PROPOSAL

The reserved matters application seeks to discharge conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60 of original outline consent (ref: number HGY/2006/1177) and amended outline consent (ref: number HGY/2007/2250). The conditions that are the subject of this are as follows:

- Condition 1: Particulars of a) design, b) external appearance, d) means of enclosure, f) landscaping
- Condition 4: Wheelchair access and Lifetime Homes standards
- Condition 5: Details of Buildings and Areas
- Condition 6: Materials
- Condition 7: Security

- Condition 8: Planting & Layout
- Condition 11: Design Code Compliance
- Condition 12: Storage and collection of refuse
- Condition 42: Environmental Sustainability Plan
- Condition 59: Specification of planting scheme, including locally native plant species, of UK genetic origin
- Condition 60: Landscape Management

Block N will comprise 176 affordable housing units consisting of one, two and three bedroom units. Within the building the affordable housing tenure is split between social rent (102 units) and intermediate (74 units). The proposal for the housing mix below has been discussed at strategic level with the Housing and Communities Agency and at a local level with Haringey’s Housing Department.

	Intermediate Sale	Social Rent
1 bed	18	40
2 bed (3p)	12	14
2 bed (4p)	35	35
3 bed	9	13
Total	74	102

Block N consists of a perimeter block (north, south, east and west) of varying heights from 4 to 7 storeys. Architecturally it will appear as a single block, but for management purposes it will be split into five blocks with access from five separate cores.

The reserved matters application for Block N proposes a total of 2,474m² of accessible amenity space, provided in the form of balconies, private gardens, a communal courtyard and communal roof terraces, which equates to an increase of 421m² from the masterplan. In addition, 2,172m² of non accessible green roofs are provided.

A total of 166 cycle spaces are allocated for future residents of Block N. They are provided within four cycle stores located on the ground floor in the east and west blocks, on the upper floors of the east block of the building. An additional 16 spaces would be available within the private gardens of the ground floor units.

In accordance with condition 4 of the outline consent, 100% of the units have been designed to Lifetime Homes Standards and at least 10% of units (total of 12 units) are capable of being converted to accommodate wheelchair access.

Compliance with Outline Consent and Design Code

Building Uses

The residential uses proposed by the reserved matters application are in accordance with approved Parameter Plans 01IMP003 Rev B to 01IMP008 Rev B.

However, the reserved matters application does not propose a crèche on the ground floor south-eastern corner of Block N as was envisaged by the Masterplan. The crèche is not being provided as, according to the applicant, it would not be a viable use at this time. However, a crèche could nevertheless be accommodated within a number of other locations within the development, such as the school site or the ground floor of block C1.

Building Layout

The footprint of the block, which proposes a perimeter style development, generally accords with the footprint defined by the Parameter Plans. However, the reserved matters application proposes the removal of the central block which runs in a north/south direction. Removing the central block improves the masterplan layout by enabling the provision of a larger internal courtyard area (i.e. 2,026 m² compared to 1,554 m²). This also increases the separation distance between the perimeter blocks, which improves privacy by reducing overlooking. The Daylight Sunlight Assessment concluded that removing the central block improved the level of daylight and sunlight within the central amenity space.

Building Storeys and Heights, and Width

The table below provides a comparison between the building storeys and heights established by the Parameter Plans, Design Code and those proposed by the reserved matters application.

Block	Approved Masterplan and Design Code Storeys and Height AOD	Proposed Storeys and Height AOD	Change Storeys and Height AOD
East-west	6 / <30m	7 / 31.9m to parapet	+1 / +1.9m
South	4 / <25m	4 / 22.94m to parapet	0 / -2m
Central	6 / <30m	0 / 0m (central block removed)	- 6 / - 30m
North	4 / <25m	7 / 31.9m to parapet	+ 3 / + 6.9m

The arrangement of the residential blocks has been revised to produce a perimeter block scheme, without the central block proposed by the masterplan. The south block proposed by the reserved matters application is partly lower but generally complies within the Parameter Plan as it comprises four storeys. The reserved matters application proposes eastern, western and northern blocks of seven storeys. Part of the north block does exceed the Parameter Plans by three storeys, although the maximum height is only slightly above the consented heights.

In summary, the south block is below the Building Heights Parameter Plan, which will improve residential amenity, compared to the masterplan, by allowing a greater level of sunlight and daylight into the courtyard.

The additional storey on the north, east and west blocks is required to accommodate floorspace lost by removing the central block. The additional storeys accommodate the topography of the site and provide level access to the ground floor units. The revised perimeter block arrangement results in a significant increase to amenity space within the central courtyard, enhances the amenity space, reduces overlooking and improves privacy.

The proposed width of the east block varies from 16m to 24m, compared to the Masterplan width of 12m.

The Daylight Sunlight Assessment confirms that removing the central block, improves daylight and sunlight both within the courtyard space and to residential units which front onto the courtyard. Furthermore, the Assessment confirms the increase in height will not have a detrimental effect on the surrounding residential buildings or public amenity spaces, such as the Eco Park.

The proposed increase in height to Block N was not considered by the Environmental Impact Assessment (EIA) of the outline scheme. Therefore a detailed Daylight Sunlight Assessment has been undertaken by the applicant, in respect of Block N to test the current detailed proposals against relevant criteria including those specified in the Design Code.

Section 106

Due to the change, from the private residential uses that were approved in the section 106 agreement (that forms part of the outline permission), to the reserved matters application's proposed affordable residential uses, a revision of the section 106 agreement will be required. This will be processed separately to this reserved matters application.

Haringey Strategic Housing have clarified the following in relation to the change to affordable housing, compared to the outline permission:

“Intermediate Rent tenure requires the units to be let at a maximum of 80% of the prevailing market rent. These units will provide an additional form of tenure not provided under the previous affordable housing mix that included only affordable rent and shared ownership. The Intermediate Rent units will add diversity to the overall development and by agreement with the provider,

Newlon Housing Trust, will be targeted at providing housing at below market rents in priority order to: Key Workers, existing Haringey social tenants (both LA and RSL), people living in temporary accommodation provided by LBH, people with an accepted homelessness duty, and people on the LBH housing register with a priority need. The rents will be capped at a maximum of 80% of the local market rents for comparable dwellings and subject to periodic review to ensure that the cap is not exceeded. Intermediate Rent is a tenure introduced by the Housing Corporation (now absorbed into the government's Homes & Communities Agency, HCA) to provide an additional choice between social rent and shared ownership for people who do not wish or were unable to purchase, it was initially intended for key workers but has subsequently been broadened to other people in housing need."

"Due to the originally agreed level of affordable housing across the entire development being agreed for economic viability reasons at below standard policy level of 50% this increase of 228 units (the total number of additional affordable units within current proposal schemes for Block N and Block C) results in a revised total of affordable still fall within the 50% of units"

"This increased supply will assist greatly in meeting Haringey's housing supply targets and local needs particularly at a time when housing supply is seen to be in sharp decline due to prevailing economic circumstances. The additional 135 family units and 102 units of affordable rent will assist in meeting the borough's targets for the reduction of the use of temporary accommodation for homeless persons and also assist the reducing overcrowding."

CONSULTATION

Consultation took place with the following individuals and organisations, notwithstanding the consultation exercise at the outline application stage:

Haringey Transportation	Stonebridge Boaters	Occupier of 31a Broad Lane
Haringey Design	Mr RM Sweeting	Mr AC Sideras
Haringey Planning Policy	Richard & Gaynor Hudson	Environment Agency
Haringey Waste Management Services	North London Chamber of Commerce	Friends of the Earth
Councillor Diakides	Dario Mazzola	New Rivers Action Group
Councillor Lister	Tamsyn Wills	London Wildlife Trust
Councillor Vanier	Lee Valley Park Authority	Tottenham Civic Society
Councillor Thompson	Jarek Gorge	THRASH
Councillor Stanton	Ms Erica Hindle	English Heritage
Councillor Reith	Charisma Spatial Planning	Thames Water Utilities
Councillor Amin	Cloc Ltd	Transport for London
Councillor Peacock	Building Design Partnership	CABE

Councillor Bevan	Vatan	Crime Prevention Officer
Tottenham Hale Residents Association	Kala Sankaran	Greater London Authority
Haringey Conservation	Julian Bostock	Government Office for London
Natural England	Mr F Greenswood	London Borough of Waltham Forrest
Landscape Access Recreation	Occupier of 25 Dawlish Road	Network Rail
Lonsdale Metal Company Ltd	Occupier of 3 Earlsmead Road	British Waterways
Big K Products Ltd	Melody Luxford	FLAG
Friends of Down Lane	Holcombe Mitchley Residents Association	

RESPONSES

The following responses were received:

Thames Water: Confirmation was received that Thames Water have no observations in addition to those submitted in response to the outline application.

Cllr Bevan: Concern was raised about the balconies' proposed clear glass materials, which Cllr Bevan considers, would not be able to adequately screen off views of potential unsightly cluttering on balconies.

Haringey Council Urban Design and Conservation Team: (a full design report was submitted, including the following summary) *"The proposal's deviation from the parameter plan has brought major benefit to the scheme. Block N is a very well designed building and will offer high quality residential accommodation. It will make a positive contribution to the overall appearance and vibrancy of Hale Village".*

Haringey Council Strategic Housing: Positive feedback has been received in relation to the increase of affordable housing, in comparison with the outline approval. Particularly, it was commented that: *"this increased supply will assist greatly in meeting Haringey's housing supply targets and local needs particularly at a time when housing supply is seen to be in sharp decline due to prevailing economic circumstances. The additional 135 family units and 102 units of affordable rent (the total number of additional affordable units within current proposal schemes for Block N and Block C) will assist in meeting the borough's targets for the reduction of the use of temporary accommodation for homeless persons and also assist the reducing overcrowding."*

Cllr Reith, Ferry Lane Residents Association and the Stonebridge Boaters: Three separate objections have been expressed due to the physical division

between the social rented and intermediate affordable housing units, which, it is claimed, would lead to social problems.

Environment Agency: Recommend the discharge of all conditions of the application.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan (2006): G1; G2; A2g-j; UD1; UD2; UD3; UD4; ENV3; ENV6; ENV9; HSG1b; HSG9; HSG10; M3c; M4; and OS11.

Haringey SPDs and SPGs: Open Space and Recreation Standards SPD; Housing SPD; Tottenham Hale Urban Centre Masterplan SPD; and SPG1a Design Guidance.

London Plan (2008): 2A.1; 2A.2; 2A.5; 2A.7; 3A.3; 3A.5; 3A.6; 3A.17; 3A.18; 3D.13; 4A.3; 4A.11; 4A.14; 4A.20; 4B.1; 4B.5; 4B.6; 4B.8; and 5B.3.

London Plan SPGs: Providing for Children and Young People's Play and Informal Recreation; Planning for Equality and Diversity in London; Sustainable Design and Construction; and Housing.

National Policy: PPS1: Delivering Sustainable Development and 'Planning and Climate Change' Supplement; PPS3: Housing; PPS23: Planning and Pollution Control; PPS25: Development and Flood Risk; PPG17: Planning for Open Space, Sport and Recreation; and PPG24: Planning and Noise.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Condition 1: Particulars of a) design, b) external appearance, d) means of enclosure, f) landscaping.

All particulars relating to the above reserved matters have been submitted as defined in the requirements of Condition 1, including plans, sections, and elevations, all to an appropriate scale, and samples of materials, list of plant species (including confirmation of sedum roof species), planting and maintenance arrangements. It should be noted that the particulars do not relate to the school site within Block N and also not to any below-ground development, such as a basement or foundations.

The assessment of the above particulars is provided with the sections below, regarding conditions 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60.

The applicant submitted an exact description of the proposed colours for the development (a list of RAL colour codes), after the application was validated. This information has therefore been incorporated as an "informative", at the end of this report.

The information submitted in relation to condition 1 is considered to be in general accordance with the outline planning permission and with Council planning policy.

Condition 4: Wheelchair access and Lifetime Homes standards

The applicant's Design and Access Statement confirms that the requirements of Condition 4 as relevant to Block N have been met, because 100% of the units have been designed to Lifetime Homes standards (which are aimed at achieving "*accessible and adaptable accommodation for everyone*") and at least 10% of units are capable of being converted to accommodate wheelchair access. No further explanation has been provided, although such explanation is not required by condition 4.

The applicant's submitted information has confirmed that, in response to UDP Policy UD3, Housing SPD and (draft) SPG4, at least 10% of the dwellings would be capable of being converted for wheelchair access. Furthermore, 100% of the dwellings would be Lifetime Homes compliant. It is therefore considered that the scheme would comply with the Council's 'Accessibility for All' planning policy and with the outline planning permission.

Condition 5: Details of Buildings and Areas

Details of buildings have been submitted, including general arrangement plans per floor, courtyard and rooftop landscaping plans, landscaping specification, sections, elevations, occupancy schedule, flat plans, and a daylight and sunlight report.

All of the proposed 176 dwellings within Block N comply with or exceed the minimum dwelling sizes as defined by the London Borough of Haringey's Housing Supplementary Planning Document (adopted October 2008). The applicant has increased the dwellings to their maximum space potential, where possible. It is also considered that all dwellings have access to an acceptable amount of storage space.

The proposed communal courtyard has a total area of 2,026m² (including private gardens provided within it). The communal roof garden equates to 448m². Both spaces provide an overall increase in communal amenity space from the consented masterplan. The amount of accessible amenity space provided also exceeds the communal amenity space standard (as defined by the London Borough of Haringey's adopted Housing Supplementary Planning Document), by 804m². In addition, 2,172m² of non-accessible green roofs are provided.

The London Borough of Haringey Design and Conservation Team have specifically commented that the designs for the courtyard are well considered and will provide good amenity for residents that provide variety and are of high quality. All dwellings have access to a private balcony or patio garden and, all residents have access to the communal courtyard space and roof garden space. 695m² of private balcony space is provided in Block N, equating to an

average of 5m² per dwelling. The communal and private amenity areas combined produce an average of 18m² of amenity space per dwelling. Block N is situated in an area where its residents would have access to Hale Village's Linear Park and Eco Park, as well as the nearby Lee Valley Regional Park. This access to local amenity space would be improved further when plans for a bridge link from the GLS Depot site across to Hale Wharf are implemented. Other local public open space is provided at Down Lane Park to the west of the application site, which may in future become accessible via a 'green link' viaduct across the railway track extending from the adjacent Linear Park through the centre of Hale Village.

On balance, the scheme's residents would have access to amenity provision that is well in excess of the Council's relevant planning policy requirements.

The Borough's Design and Conservation Team recommends approval of the scheme, on their part, as the scheme overall complies with the design requirements, and relevant UDP planning policies. This positive recommendation has been mainly driven by the scheme's response to the criteria laid out in outline parameters and the Hale Village Design Code and the major benefit to the scheme due to the removal of the central block and other associated changes. The minor exceedence beyond the approved parameters is considered acceptable in light of the scheme's overall accordance with a coherent Design Code for the neighbourhood.

Storage arrangements for waste and recyclable materials at Block N have been incorporated, particularly at the ground floor of Block N. The proposed scheme would facilitate adequate storage facilities in accordance with UDP Policy UD7 and SPG8a.

Concern about the proposed use of clear glass material on balconies has been raised by Cllr Bevan, because it can provide a clear view of cluttered balconies, which would be unattractive to passers-by, particularly in instances where balconies face prominent and busy locations, or Lee Valley Regional Park. To reflect these comments, an informative has been included to request that obscure glazing is used for the balconies. This has been agreed by the applicant.

Objections have been raised in relation to how the proposed scheme separates two types of affordable housing within the building block. The applicant has clarified that separate cores are needed to serve each tenure type and due to the mass and scale of the building, it would not be possible to add more cores, as this would compromise the building's efficiency. The building has also been designed to accommodate as many larger family units on the ground floor to provide private garden space for these units. The design does indeed integrate tenure types in that both social rent and intermediate dwellings have full access to the communal courtyard.

Thereby, in summary, it is considered that the scheme would adequately conform to the relevant design requirements specified in the outline permission and in relevant UDP planning policy.

Condition 6: Materials

Details of Materials have been submitted in the form of descriptions and samples.

Haringey's Design and Conservation Team have confirmed that they consider that *"the specified materials are both robust and visually pleasing. The glazed terra cotta is a particularly important element in the quality of appearance of the building. In general materials succeed in creating a distinct identity for the building while equally responding to the material pallet in the rest of the Hale Village development."*

The proposed materials are chosen from a consistent colour palet and are considered adequately robust. In summary, the proposed materials are in accordance with the Design Code and with the 'Transforming Tottenham Hale' SPD.

Condition 7: Security

It appears that there is no requirement identified as part of condition 7, for the submission of relevant information in relation to safety and security. The condition merely states that the development *"shall comply with BS 8220 (1986) Part 1, 'Security of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured by Design' and 'Designing out Crime' principles"*. However, detailed plans and elevations have been submitted, along with specifications of materials and planting, which do provide information regarding security.

It is noted that the Metropolitan Police Authority were consulted but no comments have been received to date.

The particulars required in relation to condition 7 have been provided and on the basis of the above assessment have been found to be in general accordance with the outline planning permission and with Council planning policy.

Condition 8: Planting & Layout

Details for planting and layout have been provided, as described under condition 1.

It is noted that the Environment Agency, English Nature and Haringey's Biodiversity officer have been consulted and that no comments were received in response.

The particulars required in relation to condition 8 have been provided and on the basis of the above assessment have been found to be in general accordance with the outline planning permission and with Council planning policy.

Condition 11: Design Code Compliance

The reserved matters application scheme proposes residential development that remains within the approved quantum of development and within the external parameter footprint of Block N of the outline permission. However, the reserved matters application does not propose a crèche on the ground floor south-eastern corner of Block N as was envisaged by the Masterplan.

A detailed review of the scheme's compliance with the Design Code is described in the above 'Details of Proposal' section.

In relation to the scheme's compliance, Haringey Council's Design and Conservation Team's response assessed that: *"The height increases to the east and west blocks are lower than the adjacent approved buildings, specifically Blocks NW1 and the Pavilion. This fits within the overall masterplan strategy to have lower buildings towards the centre of the scheme. The removal of the interior block has a major benefit in terms of increasing the courtyard space and greatly reducing problems of overlooking. The height increase to the northern block is seen as acceptable in design terms as it will not impact on any adjacent building and does not affect residential access to sun and daylighting. The southern link block is the same as in the outline masterplan and will allow good sun and daylight into the courtyard."*

It is considered that, though the proposed scheme is taller (east, west and north block) and wider (east block), it would be, on balance, acceptable in planning terms because other significant parts of the building stay below the approved maximum heights and the proposed scheme provides major additional benefits to prospective residents' amenities (i.e. the larger and better courtyard, and better daylight and sunlight). The exceedence beyond the approved parameters is also considered acceptable in light of the scheme's overall accordance with a coherent Design Code for the neighbourhood.

The particulars required in relation to condition 11 have been provided and on the basis of the above assessment have been found to be in general accordance with the outline planning permission and with Council planning policy.

Condition 12: Storage and collection of refuse

Proposed storage and collection arrangements for waste and recyclable materials for Block N have mainly been incorporated on the ground floor, where 5 dedicated refuse stores are proposed and 12 maisonnettes and one flat will have their own dedicated refuse storage.

The scheme has been reviewed by Haringey Waste Management Services and no objections have been received from this department to date.

It is considered therefore, that the proposed scheme would provide adequate refuse storage and collection facilities in accordance with UDP Policy UD7 and SPG8a.

Thereby, in summary, it is considered that the scheme would adequately conform to the design requirements specified in the outline permission and in relevant UDP planning policy.

Condition 42: Environmental Sustainability Plan

Daylight and Sunlight

As part of the application a 'Sunlight Daylight and Shadowing' Report and an 'Addendum Sunlight, Daylight and Shadowing Report' by BLDA supplementing the EIA information of the outline permission were submitted. The Daylight Sunlight Assessment considered how the height of Block N would affect the surrounding buildings, open spaces and to windows/units within the Block N. The Daylight Sunlight Assessment concluded there would be no adverse effect arising from the reserved matters proposal for Block N. The requirements of UDP Policy UD3 and Housing SPD seeks compliance with 1991 BRE guidance (that was originally intended for the use in low density developments). The Daylight Sunlight Assessment concluded that daylight and sunlight would improve within Block N, particularly to the central courtyard. Furthermore, it concluded there would be no adverse effect arising from the reserved matters proposal for Block N. Haringey's Design and Conservation Team have not commented on this conclusion in their detailed design report.

Therefore, in summary, the scheme would meet the Council's planning policy criteria for Sunlight and Daylight as set out within its UDP.

Green Roofs

Block N has been detailed with a 'sedum' green roof on the western, eastern and northern blocks that is considered to be beneficial in terms of overall contributions to Hale Village's Sustainable Urban Drainage System and in terms of supporting biodiversity (as required by UDP Policies UD2 and ENV2).

Code for Sustainable Homes Assessment

The Code for Sustainable Homes (CfSH) is a standard for key elements of design and construction, which affect the sustainability of a new home. It has become the single national standard for sustainable homes, used by home designers and builders as a guide to development, and by home-buyers to assist in their choice of home. Under the Code, new homes can be assessed at Levels between 1 and 6 (where Level 6 would involve the highest standard of sustainability: a 'zero-carbon' home). Block N has been designed to achieve CfSH Level 4, as required for publicly funded housing. This signifies a relatively high score, particularly as the current mandatory benchmark is Level 3, and Level 4 would only become mandatory in 2010. Block N would mainly achieve CfSH Level 4 due to:

- Linking Block N to the site-wide CHP infrastructure (the principles of the CHP were already approved as part of the outline permission);
- Insulation;
- Low energy appliances and lighting;
- Green roofs, and water saving measures;
- Household waste recycling;
- Construction waste management;
- Lifetime Homes; and
- Amenity space.

Therefore, the scheme would exceed the current mandatory requirement of Code Level 3 by one level delivering a range of sustainability-related measures that would meet the Council's planning policy criteria.

Condition 59: Specification of planting scheme, including locally native plant species, of UK genetic origin

The applicant has submitted a 'Soft Landscape Specification' by landscape architects Hyland Edgar Driver. This document includes a list of plant species that includes locally native species of UK origin, planting and maintenance arrangements. The applicant has also submitted various Landscaping Plans and Sections regarding the courtyard, roof garden and private patios / gardens, which show general layouts of these spaces, details of landscaping features and other elements, as well as the location of planting.

It is noted that the Environment Agency, English Nature and Haringey's Biodiversity officer have been consulted and no comments have been received in response, to date (apart from a request for clarification from the Environment Agency, which was provided and agreed).

Therefore, the submitted data to satisfy this condition is deemed acceptable and the application scheme is in general accordance with the criteria set out within the outline planning permission and with Council planning policy.

Condition 60: Landscape Management

The applicant has submitted a 'Soft Landscape Specification' by landscape architects Hyland Edgar Driver. This document includes descriptions of the proposed maintenance arrangements (such as grass cutting, shrub pruning, weed control, etc).

Similarly, the Environment Agency, English Nature and Haringey's Biodiversity officer have been consulted and no comments have been received in response, to date.

As above, the application scheme is in general accordance with the outline planning permission and with Council planning policy.

SUMMARY AND CONCLUSION

The application scheme meets the requirements of all relevant conditions. The assessment above has considered all the relevant conditions in turn and concludes that each condition can be discharged, as follows.

The particulars required have been provided and, on the basis of the above assessment have been found to be in general accordance with the outline planning permission and thus, satisfying Council and national planning policy.

RECOMMENDATION

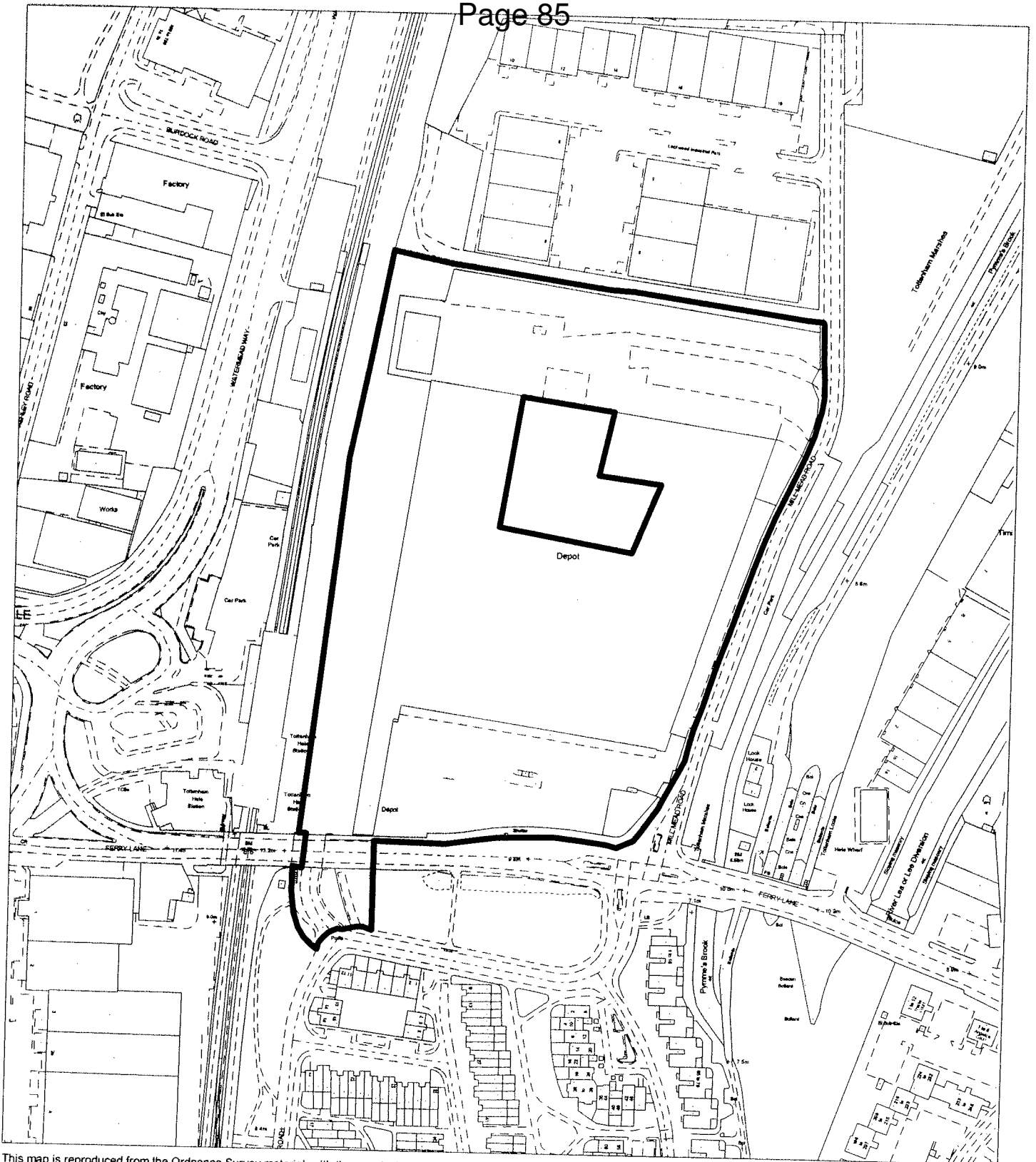
GRANT PERMISSION to discharge condition 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60 (excluding basement), subject to revised section 106 Legal Agreement.

Registered No. HGY/2009/0295

Applicant's drawing No.(s) 521 AP(0)001A, 010 rev B, 011 rev B, 012, 013, 014, 015, 016, 017, 020 rev B, 021, 022 rev B, 023 rev B, 030, 031 rev B, 032, 033, 034, 035, 036 rev B, 037, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060; HED.844.100, 101, 102, 103, 105, 1006

INFORMATIVE 1: It is noted that the applicant has confirmed the following colours for the proposed development (list of RAL colour codes): Zinc Yellow (RAL 1018); Deep Orange (RAL 2011); Traffic Red (RAL 3020); Telemagenta (RAL 4010); Signal Violet (RAL 4008); Ultramarine Blue (RAL 5002); and Sky Blue (RAL 5015).

INFORMATIVE 2: It is noted that the applicant is proposing to modify the glazing materials to the external balconies shown on plans 521 AP(0) 020 Rev B and 521 AP(0) 021 Rev A, to an obscure type of glazing.



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Site plan
GLS Supplies Depot, Ferry Lane N17

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Special Planning Committee 17 March 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0246

Ward: Tottenham Hale

Date received: 05/02/2009

Last amended date: N / A

Drawing number of plans: 07374/100 - 107 incl., 110 - 113 incl., 200 - 203 incl., 300, 301, 400, 401, 402, 404, 405, 406, 408, 409, 410, 413; 400 - 426 incl., 3000 - 3004 incl. (all PL05); 3009 PL05, 3010 PL04, 3011 PL04, 3012 PL05, 3013 PL05, 3014 PL05, 3015 PL05, 3016 PL04.

Address: GLS Supplies Depot, Ferry Lane N17

Proposal: Reserved matters application in relation to outline consent HGY/2006/1177 and amended outline consent HGY/2007/2250 for Block C of the Hale Village Masterplan, including appearance, landscaping, layout, scale and discharge of conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60.

Existing Use: The consented basement for Block C (for car and cycle parking, refuse storage and services) is currently under construction.

Proposed Use: A1/2/3/4/5, C3, D1

Applicant: Newlon Housing Trust

Ownership: Lee Valley Estates

PLANNING DESIGNATIONS

Tube Lines UDP 2006 Archeological Importance Road Network: Borough Road

Officer Contact: Artemis Christophi-Turner & Justin Boojj

RECOMMENDATION

GRANT PERMISSION to discharge condition 1, 4, 5, 6, 8, 11, 12, 42, 59 and 60 (excluding basement, which were previously approved), subject to revised sec. 106 Legal Agreement.

SITE AND SURROUNDINGS

The application site is located on the north-western border, forming part of a larger 4.8-hectare site, formerly known as the GLS Depot Site. Until recently, this site was occupied by a predominantly single-storey 1950's warehouse. Specifically, the application site is located north-east of Tottenham Hale Station, which is an important interchange, connecting the London

Underground Victoria Line with the north-south railway that links London Liverpool Street with Stansted Airport.

Block C is situated in the centre of the Hale Village Masterplan, which relates to the proposed redevelopment of the former GLS Depot site. Block C1 fronts onto Hale Crescent to the south (the retail street within the development) and Block C2 fronts onto the Linear Park to the north. The east and west facades of Blocks C1 and C2 front onto Acorn Street and Brook Street respectively (both are internal roads within the Masterplan). The site slopes down in a north-eastern direction.

This application also does not include details of below-ground development, as details of a basement and foundations at Block C have already been approved as part of the 'Podium' scheme.

PLANNING HISTORY

HGY/2007/1177 - Outline Permission was issued on 9 October 2007 for the following development on the former GLS Depot site:

“Demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems (outline application).”

This permission included 68 Conditions and it was also accompanied by the relevant 'Section 106' agreement. The current proposal falls within Condition 25's overall quantum of permitted floorspace *“the quantum of built floorspace across the development shall not exceed a total of 135,000 square metres gross floorspace comprising:”*

- Residential (Class C2/C3) 97,500 square metres/1210 units
- Employment (Class B1) 3,200 Square metres
- Retail (Class A1/A2/A3/A4/A5/B1) 5,500 Square metres
- Health care (Class D1) 600 square metres
- Creche (Class D1) 600 square metres
- Hotel (Class C1) 3,200 square metres/100 rooms
- Primary School (Class D1) 5,300 square metres
- Student Accommodation (Class D2) 700 rooms

The following planning history occurred since the Outline permission in 2007:

HGY/2007/2099 - 'The Podium' basement and Energy Centre were granted consent on the 21st December 2007. This relates to the basement level of Block C, as well as the basement of surrounding Blocks SW, SE and Pavilions 1 and 2 as well as the Energy Centre north-west of Block C.

HGY/2007/2203 - A reserved matters application regarding a building at Block W, west of Block C, was approved on 21st December 2007. The scheme will provide 687 student rooms and associated facilities, retail units on the ground floor split-level courtyard and linking the entrance to the building with internal circulation and communal spaces.

HGY/2008/1970 - A reserved matters application regarding a building at Block NW1, north-west of Block C, was approved on 31st December 2008. This scheme will provide 102 affordable dwellings (71 social rent and 31 intermediate units), set around a central courtyard.

HGY/2008/1971 - A reserved matters application regarding a building above the podium at Block SE, south of Block C, was approved on 31st December 2008. This scheme will provide 3,406m² office space on the ground floor over the entire footprint of the site, with 154 'shared-ownership' flats above.

HGY/2008/0869 - A reserved matters application regarding Block C was submitted on 28th April 2008, for a scheme comprising 68 private residential units and 64 social rented residential units all with access to private and communal gardens and terrace, 945 m² of high quality retail divided into two units and 514m² medical health centre over ground and mezzanine levels. This scheme proposed both private and affordable housing in full compliance with the section 106, but the scheme also proposed a significant increase in building height, while providing a number of dwellings that would not meet the Council's space standards. After Haringey Planners raised a number of design concerns, the application was withdrawn on 4th February 2009.

HGY/2009/0295 - In addition to this current application, a concurrent application for Block N, north of Block C, has been submitted, comprising 176 affordable dwellings set around a central courtyard.

The site's planning history dating back to before the outline permission was granted, was documented in detail in the officer report of outline application HGY/2006/1177.

DETAILS OF PROPOSAL

The reserved matters application seeks to discharge conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60 of original outline consent (ref: number HGY/2006/1177) and amended outline consent (ref: number HGY/2007/2250). The conditions that are the subject of this are as follows:

- Condition 1: Particulars of a) design, b) external appearance, d) means of enclosure, f) landscaping
- Condition 4: Wheelchair access and Lifetime Homes standards
- Condition 5: Details of Buildings and Areas
- Condition 6: Materials
- Condition 7: Security
- Condition 8: Planting & Layout
- Condition 11: Design Code Compliance
- Condition 12: Storage and collection of refuse
- Condition 42: Environmental Sustainability Plan
- Condition 59: Specification of planting scheme, including locally native plant species, of UK genetic origin
- Condition 60: Landscape Management

Block C will architecturally appear as a single block, but for management purposes will be split into Block C1 and Block C2. The building will comprise a total of 110 affordable housing units consisting of one, two, three and four bedroom units. 52 intermediate rent units are proposed within Block C1 and 58 social rent units within Block C2. The proposal for the housing mix below has been discussed at strategic level with the Housing and Communities Agency and at a local level with Haringey's Housing Department.

	Intermediate Rent (C1)	Social Rent (C2)
1 bed	35	10
2 bed (3p)	5	5
2 bed (4p)	12	20
3 bed	0	11
4 bed	0	12
Total	52	58

The ground floor of Block C1 will comprise a Healthcare Centre of 600m² GEA (in accordance with the s106 agreement) and two retail units totaling 1,100m² GEA. A further planning submission may in future be required for the approval of further design details once there is confirmation of the intended use of the retail and Health Centre units. Such submissions may relate to shop frontage and signage (e.g. if projecting or illuminated), blinds and shutters, or to any required ventilation/extraction. The reserved matters application for Block C proposes a total of 2,034.7m² of accessible amenity space, provided in the form of balconies, private gardens, a communal courtyard and communal roof terraces, which equates to an increase of 1,242m² from the masterplan. In addition, 1,141m² of non accessible green roofs are proposed. A total of 181 cycle spaces are allocated for future residents, all of which would provided within the basement beneath the Block, which does not form part of this application scheme, although it provides access to cycling storage. 78 spaces are proposed beneath Block C1 and 103 spaces beneath Block C2. This provision exceeds LB Haringey's minimum standards by 71 spaces.

The internal layout has been designed to accord with the principles of the Design Code, therefore no single aspect north facing flats occur.

In accordance with condition 4 of the outline consent, 100% of the units have been designed to Lifetime Homes Standards and at least 10% of units (total of 12 units) are capable of being converted to accommodate wheelchair access.

Compliance with Outline Consent and Design Code

Building Uses

The residential, retail and health uses proposed by the reserved matters application are in accordance with approved Parameter Plans 01IMP003 Rev B to 01IMP008 Rev B.

Building Layout

The footprint of the Block generally accords with the footprint defined within the Parameter Plans, with the only discrepancy being the position above ground floor of the south wing of Block C1. The south wing from first to third floors is positioned further north than envisaged by the masterplan.

Building Storeys and Heights

The table below provides a comparison between the building storeys and heights established by the Parameter Plans, Design Code and those proposed by the reserved matters application.

Block	Approved Masterplan Storeys and Height AOD	Approved Design Code Storeys and Height AOD	Proposed Storeys and Height AOD	Change Storeys and Height AOD
South (C1) – east and west	6 / <30m	6 / <30m	7 / 32.9m to parapet / 34.5m to plant	+1 / +3m
South (C1) – south link	4 / <25m	4 / <25m	5 / 27.0m to parapet	+1 / +2m
North (C2) – east and west	6 / <30m	7 / <30m	7 / 32.9m to parapet / 34.5m to plant	+1 / +3m
North (C2) – north link	4 / <25m	5 / <25m	5 / 27.0m to parapet	+1 / +2m

Block C1 accords with the storey numbers established by the Parameter Plans and Design Code, while Block C2 exceeds the Parameter Plans by a single storey on the north, east and west wings. However, the additional storey on these wings has already been approved by the London Borough of Haringey in the Design Code, which allowed a variation to five storeys in C2 south block and seven storeys in the east and west blocks. This approval was given to ensure that C1 and C2 have the same parapet height, taking account of the fall in topography between C1 and C2 and the need for C1 ground floor retail/medical to have higher floor to ceiling heights. In accordance with the Design Code, the proposed scheme retains the unified parapet between C1 and C2. The additional height of the north, south, east and west blocks above the Building Heights Parameter Plan is required to accommodate the ground floor retail storey in Block C1, the topography of the site and the Design Code's objective to achieve a consistent roofline between Block C1 and C2.

The proposed increase in height to Block C was not considered by the Environmental Impact Assessment (EIA). Therefore a detailed Daylight Sunlight Assessment has been undertaken by the applicant, in respect of Block C to test the detailed proposals against relevant criteria including those specified in the Design Code.

Section 106

Due to the change, from the private residential uses that were approved in the section 106 agreement (that forms part of the outline permission), to the reserved matters application's proposed affordable residential uses, a revision of the section 106 agreement will be required. This will be processed separately to this reserved matters application.

Haringey Strategic Housing have clarified the following in relation to the change to affordable housing, compared to the outline permission:

“Intermediate Rent tenure requires the units to be let at a maximum of 80% of the prevailing market rent. These units will provide an additional form of tenure not provided under the previous affordable housing mix that included only affordable rent and shared ownership. The Intermediate Rent units will add diversity to the overall development and by agreement with the provider, Newlon Housing Trust, will be targeted at providing housing at below market rents in priority order to: Key Workers, existing Haringey social tenants (both LA and RSL), people living in temporary accommodation provided by LBH, people with an accepted homelessness duty, and people on the LBH housing register with a priority need. The rents will be capped at a maximum of 80% of the local market rents for comparable dwellings and subject to periodic review to ensure that the cap is not exceeded. Intermediate Rent is a tenure introduced by the Housing Corporation (now absorbed into the government's Homes & Communities Agency, HCA) to provide an additional choice between social rent and shared ownership for people who do not wish or were unable to purchase, it was initially intended for key workers but has subsequently been broadened to other people in housing need.”

“Due to the originally agreed level of affordable housing across the entire development being agreed for economic viability reasons at below standard policy level of 50% this increase of 228 units (the total number of additional affordable units within current proposal schemes for Block N and Block C) results in a revised total of affordable still fall within the 50% of units”

“This increased supply will assist greatly in meeting Haringey's housing supply targets and local needs particularly at a time when housing supply is seen to be in sharp decline due to prevailing economic circumstances. The additional 135 family units and 102 units of affordable rent will assist in meeting the borough's targets for the reduction of the use of temporary accommodation for homeless persons and also assist the reducing overcrowding.”

CONSULTATION

Consultation took place with the following individuals and organisations, notwithstanding the consultation exercise at the outline application stage:

Haringey Transportation	Stonebridge Boaters	Occupier of 31a Broad Lane
Haringey Design	Mr RM Sweeting	Mr AC Sideras
Haringey Planning Policy	Richard & Gaynor Hudson	Environment Agency
Haringey Waste Management Services	North London Chamber of Commerce	Friends of the Earth
Councillor Diakides	Dario Mazzola	New Rivers Action Group
Councillor Lister	Tamsyn Wills	London Wildlife Trust
Councillor Vanier	Lee Valley Park Authority	Tottenham Civic Society
Councillor Thompson	Jarek Gorge	THRASH
Councillor Stanton	Ms Erica Hindle	English Heritage
Councillor Reith	Charisma Spatial Planning	Thames Water Utilities
Councillor Amin	Cloc Ltd	Transport for London
Councillor Peacock	Building Design Partnership	CABE
Councillor Bevan	Vatan	Crime Prevention Officer
Tottenham Hale Residents Association	Kala Sankaran	Greater London Authority
Haringey Conservation	Julian Bostock	Government Office for London
Natural England	Mr F Greenswood	London Borough of Waltham Forrest
Landscape Access Recreation	Occupier of 25 Dawlish Road	Network Rail
Lonsdale Metal Company Ltd	Occupier of 3 Earlsmead Road	British Waterways
Big K Products Ltd	Melody Luxford	FLAG
Friends of Down Lane	Holcombe Mitchley Residents Association	

The application was validated on the 5th February 2009. It is a significantly revised version of a scheme that was originally submitted on 28th April 2008 and which was withdrawn on 4th February 2009. Haringey Council undertook statutory consultation on both schemes.

RESPONSES

The following responses were received:

Thames Water: Confirmation was received that Thames Water have no observations in addition to those submitted in response to the outline application.

Network Rail: Confirmation was received that Network Rail have no objections to the proposal.

Metropolitan Police Authority: Confirmation was received that the MPA have no objections to the proposal. However, *“the scheme will need to satisfy the layout and specification of a Secured by Design Scheme in order to eventually qualify for an award.”* and a number of issues (i.e. in relation to condition 7) appear to remain unresolved.

Lee Valley Regional Park Authority: Confirmation received that LVRPA have no objections in relation to the application.

Haringey Council Urban Design and Conservation Team: (a full design report was submitted, including the following summary) *“The proposed Block C conforms adequately to the parameter plans and meets many of the objectives set forward in the Design Code and Haringey policy documents. Whilst the scheme exceeds the parameter plans in terms of building height, this deviation can be considered de minimus. The block relates positively to its surroundings and contributes positively to the overall urban form of Hale Village. Whilst there are issues concerning the quality of some units, the size and layout of most units is sound. The elevations are generally well composed, follow the design code requirements and contribute positively to the streetscene, although some maisonette entrance doors could easily be improved and some larger windows could easily improve internal daylighting standards. There is a good level of amenity space provided both within and surrounding the development. A number of features such as generous balconies, and front doors onto the street for ground-floor units add to the quality of the development. For these reasons, it is recommended that the discharge of this condition be approved.”*

Haringey Council Strategic Housing: Positive feedback has been received in relation to the increase of affordable housing, in comparison with the outline approval. Particularly, it was commented that: *“this increased supply will assist greatly in meeting Haringey’s housing supply targets and local needs particularly at a time when housing supply is seen to be in sharp decline due to prevailing economic circumstances. The additional 135 family units and 102 units of affordable rent (the total number of additional affordable units within current proposal schemes for Block C and Block N) will assist in meeting the borough’s targets for the reduction of the use of temporary accommodation for homeless persons and also assist the reducing overcrowding.”*

Cllr Reith, Ferry Lane Residents Association and the Stonebridge Boaters: Three separate objections have been expressed due to the physical division between the social rented and intermediate affordable housing units, which, it is claimed, would lead to social problems.

British Waterways: Confirmation was received that BW have no comment to make.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan (2006): G1; G2; G4; G9; A2g-j; UD1; UD2; UD3; UD4; ENV3; ENV6; ENV9; HSG1b; HSG9; HSG10; TCR2; TCR5; M3c; M4; OS11 and CW1.

Haringey SPDs and SPGs: Open Space and Recreation Standards SPD; Housing SPD; Tottenham Hale Urban Centre Masterplan SPD; SPG1a Design Guidance; (draft) SPG4 Access for All – Mobility Standards; and SPG8a Waste and Recycling.

London Plan (2008): 2A.1; 2A.2; 2A.5; 2A.7; 3A.3; 3A.5; 3A.6; 3A.17; 3A.18; 3D.13; 4A.3; 4A.11; 4A.14; 4A.20; 4B.1; 4B.5; 4B.6; 4B.8; and 5B.3.

London Plan SPGs: Providing for Children and Young People's Play and Informal Recreation; Planning for Equality and Diversity in London; Sustainable Design and Construction; Housing; Accessible London: Achieving an Inclusive Environment.

National Policy: PPS1: Delivering Sustainable Development and 'Planning and Climate Change' Supplement; PPS3: Housing; PPS6: Planning for Town Centres; PPS10: Planning for Sustainable Waste Management; PPS23: Planning and Pollution Control; PPS25: Development and Flood Risk; PPG4: Industrial, Commercial Development and Small Firms; PPG17: Planning for Open Space, Sport and Recreation; and PPG24: Planning and Noise.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Condition 1: Particulars of a) design, b) external appearance, d) means of enclosure, f) landscaping.

All particulars relating to the above reserved matters have been submitted as defined in the requirements of Condition 1, including plans, sections, and elevations, all to an appropriate scale, and samples of materials, list of plant species (including confirmation of sedum roof species), planting and maintenance arrangements. It should be noted that the particulars do not relate to any below-ground development, such as a basement or foundations.

The assessment of the above particulars is provided with the sections below, regarding conditions 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60.

The information submitted in relation to condition 1 is considered to be in general accordance with the outline planning permission and with Council planning policy.

Condition 4: Wheelchair access and Lifetime Homes standards

The applicant's Design and Access Statement confirms that the requirements of Condition 4 as relevant to Block C have been met, because 100% of the units have been designed to Lifetime Homes standards (which are aimed at achieving "accessible and adaptable accommodation for everyone") and at least 10% of units (i.e. a total of 12 units) are capable of being converted to accommodate wheelchair access. No further explanation has been provided, although such explanation is not required by condition 4.

The applicant's submitted information has confirmed that, in response to UDP Policy UD3, Housing SPD and (draft) SPG4, at least 10% of the dwellings would be capable of being converted for wheelchair access. Furthermore, 100% of the dwellings would be Lifetime Homes compliant. It is therefore considered that the scheme would comply with the Council's 'Accessibility for All' planning policy and with the outline planning permission.

Condition 5: Details of Buildings and Areas

Details of buildings have been submitted, including general arrangement plans per floor, courtyard and rooftop landscaping plans, landscaping specification, sections, elevations, occupancy schedule, flat plans, and a daylight and sunlight report.

Retail and Health Centre Units

The retail units proposed meet the requirements of UDP policy TCR2 (Out of town centre development) because the amenity and environment of occupiers of adjacent and nearby properties are not considered to be adversely affected by the proposals. The proposed Health Centre unit meets the requirements of UDP policy CW1 (New community/health facilities) because its relationship with adjoining and nearby development is not adversely affected by the proposed scheme. It is also considered that the Health Centre's design has been left flexible, so that it can be used for more than one community purpose. The Health Centre is also considered to be as easily accessible on foot or by public transport, as it is in the outline scheme that was approved.

Residential Dwellings

Of the proposed 110 dwellings within Block C, 95 dwellings comply with or exceed the minimum dwelling sizes as defined by the London Borough of Haringey's Housing Supplementary Planning Document (adopted October 2008). The 15 dwellings that fall below the minimum standards have a shortfall of between 1.3m² and 4m². Each individual dwelling proposed has been carefully reviewed, and unit and room sizes have been increased to their maximum potential where possible. It is also considered that all dwellings have access to an acceptable amount of storage space.

The scheme would not fully meet the Council's planning policy requirements in terms of space provision standards for affordable housing. However, it would meet Housing Corporation standards and the Council's requirements for private housing. Therefore, the fact that the Council's affordable housing space standards are not fully met is considered, on balance, a marginal incompliance.

Amenity Space

The proposed communal courtyard has a total area of 231m² and the communal roof garden equates to 779m². Both spaces provide a further increase in communal amenity space from the consented masterplan. The amount of accessible amenity space provided exceeds the communal amenity space standard (as defined by the London Borough of Haringey's Housing Supplementary Planning Document) by 1,242m². In addition, 1,141m² of non-accessible green roofs is provided. All dwellings have access to a private balcony or patio garden. All residents have access to the communal courtyard space, and roof garden space. 461m² of private balcony space is provided in Block C, equating to an average of 5.43m² per dwelling. The communal and private amenity areas combined produce an average of 18.49m² of amenity space per dwelling.

The London Borough of Haringey Design Team have commented positively on the additional roof terraces and private amenity space south of the first floor dwellings on the south block. The currently proposed reserved matters application site is situated in an area where its residents would have access to Hale Village's Linear Park and Eco Park, as well as the nearby Lee Valley Regional Park. This access to local amenity space would be improved further when plans for a bridge link from the GLS Depot site across to Hale Wharf are implemented. Other local public open space is provided at Down Lane Park to the west of the application site, which may in future become accessible via a 'green link' viaduct across the railway track extending from the adjacent Linear Park through the centre of Hale Village. On balance, the scheme's residents would have access to amenity provision that is well in excess of the Council's relevant planning policy requirements.

Waste and Recycling Storage

Storage arrangements for waste and recyclable materials at Block C have been incorporated, particularly in the basement of Block C, details of which have already been approved and therefore these refuse storage spaces do not form part of this application. The proposed scheme would facilitate adequate access to these storage facilities in accordance with UDP Policy UD7 and SPG8a.

Outline Permission Parameter Plans and Design Code

The minor exceedence beyond the approved parameters is considered acceptable in light of the scheme's overall accordance with a coherent Design Code for the neighbourhood.

The Borough's Design and Conservation Team recommends approval of the scheme, on their part, as the scheme overall complies with the design requirements, and relevant UDP planning policies. This positive recommendation has been mainly driven by the scheme's response to the criteria laid out in outline parameters and the Hale Village Design Code, the quality of most of the flats proposed and the amenity space created by the proposed scheme (in addition to the existing provision and the future provision of public amenity in the immediate vicinity).

Proposed Tenure Mix Design

As explained in the section about consultee responses, objections have been raised in relation to how the proposed scheme separates two types of affordable housing within the building block. The applicant has responded that Block C2 lends itself more to social rented units that are generally larger family units with private gardens with virtually direct access onto the Linear Park. The applicant has also clarified separate cores are needed to serve each tenure type and due to the mass and scale it would not be possible to add more cores, as this would compromise the building's efficiency.

Conclusion

Thereby, in summary, it is considered that the scheme would adequately conform to the relevant design requirements specified in the outline permission and in relevant UDP planning policy.

The above analysis described how the proposed scheme would meet or exceed a number of the Council's planning policy requirements but, at the same time it is recognised that it would not fully meet a number of other planning policy criteria, by a very small margin. Where the standards are not met, this is considered to have resulted from Hale Village's originally approved high density strategy. This strategy had been devised in order to meet strategic housing delivery targets and to maximise available brownfield land. However, it needs to be considered that the strategy has a number of implicit limitations (for instance, dwellings on lower floors would be likely to receive less sunlight and daylight than those on higher floors). The scheme's design approach has recognised such limitations by using ground floor units for non-residential uses, and the design process has incorporated detailed reviews of each individual dwelling, which has involved both the applicant's architects and Haringey Council officers. Where necessary, the review has resulted in the amendment of plans. In addition, the review considered the quality and quantity of space provided within individual dwellings and the quality and quantity of available amenity. All of this relates to how residents would experience a quality of life. The following mix of indicators have been relevant in consideration of this application:

- Floorspace standards (for dwellings and rooms)

- Number of flat inhabitants
- Unit layout
- Storage space
- Daylight and Sunlight
- Private amenity (balconies and patio/gardens)
- Block C's courtyard and roof garden
- Public realm amenity

The detailed review by Council officers of each dwelling within the proposed Block C has ensured that, between the relevant indicators, there is a positive balance of qualitative and quantitative standards for each individual flat. Overall, Block C's dwellings would therefore either provide an adequate residential environment or, in the vast majority of cases, a residential environment that would be considerably better than adequate.

On the basis of the above assessment the particulars submitted have been found to be in general accordance with the outline planning permission and with Council planning policy.

Condition 6: Materials

Details of Materials have been submitted in the form of descriptions and samples. The proposed materials are chosen from a consistent colour palette and are considered adequately robust. In summary, the proposed materials are in accordance with the Design Code and with the 'Transforming Tottenham Hale' SPD.

Condition 7: Security

It appears that there is no requirement identified as part of condition 7, for the submission of relevant information in relation to safety and security. The condition merely states that the development "*shall comply with BS 8220 (1986) Part 1, 'Security of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured by Design' and 'Designing out Crime' principles*". However, detailed plans and elevations have been submitted, along with specifications of materials and planting, which do provide information regarding security.

The comments received from the Metropolitan Police Authority indicate a number of outstanding issues and that without clarification the scheme can not be 'Secured by Design' accredited. So long as this is the case, Condition 7 can not be discharged.

The particulars required in relation to condition 7 have been provided and on the basis of the above assessment have been found not to be in general accordance with the outline planning permission and with Council planning policy.

Condition 8: Planting & Layout

Details for planting and layout have been provided, as described under condition 5.

The Environment Agency, English Nature and Haringey's Biodiversity officer have been consulted and no comments were received in response.

The particulars required in relation to condition 8 have been provided and on the basis of the above assessment have been found to be in general accordance with the outline planning permission and with Council planning policy.

Condition 11: Design Code Compliance

It was considered that the scheme is in compliance with the Design Code (how the building complies with the Hale Village Design Code is explained further in the above 'Details of Proposal' section).

The reserved matters application scheme proposes residential, retail and healthcare centre development that remains within the approved quantum of development and within approved locations of the outline permission. The proposed variation in height compared to the parameter plans means that, as stipulated within the Design Code, the southern and northern block would have a consistent parapet level, as well as overcoming the slight level change.

The alternative layout improves upon the masterplan by creating private amenity spaces, with southerly aspects, for units on the first floor. Furthermore, the privacy of future residents will be significantly improved as the proposed position of the south wing enables a separation distance of 16m between the habitable room windows of Block SE, the masterplan only proposed a separation distance of 12m. The effect of pushing the south wing further north, particularly to the communal amenity space has been considered in the Daylight Sunlight Assessment. The Daylight Sunlight Assessment concluded that overshadowing within the courtyard would increase, but not detrimentally. In conclusion, the location of the south wing will result in a slight increase of overshadowing within the communal courtyard of Block C. The significance of the increased overshadowing is further reduced, because residents who benefit from access to this communal courtyard are located within a similar proximity to the Linear Park. The benefits arising from the proposed location of the south wing as defined above, are considered to outweigh the slight increase in overshadowing.

It is considered that, though the proposed scheme is somewhat taller, it would be, on balance, acceptable in planning terms because the scheme accords overall with a coherent Design Code for the neighbourhood.

The particulars required in relation to condition 11 have been provided and, though the proposed scheme's massing differs from the outline parameters and Design Code, it would, on balance, be in general accordance with the outline planning permission and with Council planning policy.

Condition 12: Storage and collection of refuse

Proposed storage and collection arrangements for waste and recyclable materials for Block C have been incorporated within the approved basement. The current application scheme provides access to these facilities via four lift and stair cores, at strategic locations within the building. The retail and Health Centre units do not have direct access to the basement refuse storage via the cores and therefore it is assumed that these units will retain recycling and refuse storage within their own curtilage. This assumption has been added as an “informative” at the end of this report. No objections have been received from Haringey Waste Management Services. It is considered therefore, that the proposed scheme would facilitate adequate access to refuse storage and collection facilities in accordance with UDP Policy UD7 and SPG8a.

Thereby, in summary, it is considered that the scheme would adequately conform to the design requirements specified in the outline permission and in relevant UDP planning policy.

Condition 42: Environmental Sustainability Plan

Daylight and Sunlight

As part of the application a ‘Sunlight Daylight and Shadowing’ Report and two further ‘Addendum Sunlight, Daylight and Shadowing’ reports by BLDA, supplementing the EIA information of the outline permission, were submitted. The Daylight Sunlight Assessment considered how the height of Block C would affect the surrounding buildings, open spaces and to windows/units within the Block C. The Daylight Sunlight Assessment concluded there would be no adverse effect arising from the reserved matters proposal for Block C. The requirements of UDP Policy UD3 and Housing SPD seeks compliance with 1991 BRE guidance (that was originally intended for the use in low density developments). BLDA reported that, overall nearly all of the dwellings within Block C would meet all of the BRE guidance for sunlight and daylight. Haringey’s Design and Conservation Team’s comments confirm that they generally agree with this conclusion.

Therefore, in summary, the scheme would not fully meet the Council’s planning policy criteria for Sunlight and Daylight as set out within its UDP, however, this is by a small margin.

Green Roofs

Block C has been detailed with ‘sedum’ green roofs on the western and eastern blocks that is considered to be beneficial in terms of overall contributions to Hale Village’s Sustainable Urban Drainage System and in terms of supporting biodiversity (as required by UDP Policies UD2 and ENV2).

Code for Sustainable Homes Assessment

The Code for Sustainable Homes (CfSH) is a standard for key elements of design and construction, which affect the sustainability of a new home. It has become the single national standard for sustainable homes, used by home designers and builders as a guide to development, and by home-buyers to

assist in their choice of home. Under the Code, new homes can be assessed at Levels between 1 and 6 (where Level 6 would involve the highest standard of sustainability: a 'zero-carbon' home). Block N has been designed to achieve CfSH Level 4, as required for publicly funded housing. This signifies a relatively high score, particularly as the current mandatory benchmark is Level 3, and Level 4 would only become mandatory in 2010. Block N would mainly achieve CfSH Level 4 due to:

- Linking Block C to the site-wide CHP infrastructure (the principles of the CHP were already approved as part of the outline permission);
- Insulation;
- Low energy appliances and lighting;
- Green roofs, and water saving measures;
- Household waste recycling;
- Construction waste management;
- Lifetime Homes; and
- Amenity space.

Therefore, the scheme would exceed the current mandatory requirement of Code Level 3 by one level, delivering a range of sustainability-related measures that would meet the Council's planning policy criteria.

Condition 59: Specification of planting scheme, including locally native plant species, of UK genetic origin

The applicant has submitted a 'Soft Landscape Specification' by landscape architects Hyland Edgar Driver. This document includes a list of plant species that includes locally native species of UK origin, planting and maintenance arrangements. The applicant has also submitted various Landscaping Plans and Sections regarding the courtyard, roof garden and private patios / gardens, which show general layouts of these spaces, details of landscaping features and other elements, as well as the location of planting.

It is noted that, the Environment Agency, English Nature and Haringey's Biodiversity officer have been consulted and no comments were received in response.

Therefore, the submitted data to satisfy this condition is deemed acceptable and the application scheme is in general accordance with the criteria set out within the outline planning permission and with Council planning policy.

Condition 60: Landscape Management

The applicant has submitted a 'Soft Landscape Specification' by landscape architects Hyland Edgar Driver. This document includes descriptions of the proposed maintenance arrangements (such as grass cutting, shrub pruning, weed control, etc).

Similarly, the Environment Agency, English Nature and Haringey's Biodiversity officer have been consulted and no comments have been received in response.

As above, the application scheme is in general accordance with the outline planning permission and with Council planning policy.

SUMMARY AND CONCLUSION

The application scheme meets the requirements of all relevant conditions, apart from condition 7. The particulars required have been provided and, on the basis of the above assessment have been found to be in general accordance with the outline planning permission and thus, satisfying Council and national planning policy, with the exception of condition 7. The assessment above has considered all the relevant conditions in turn and concludes that each condition can be discharged apart from condition 7.

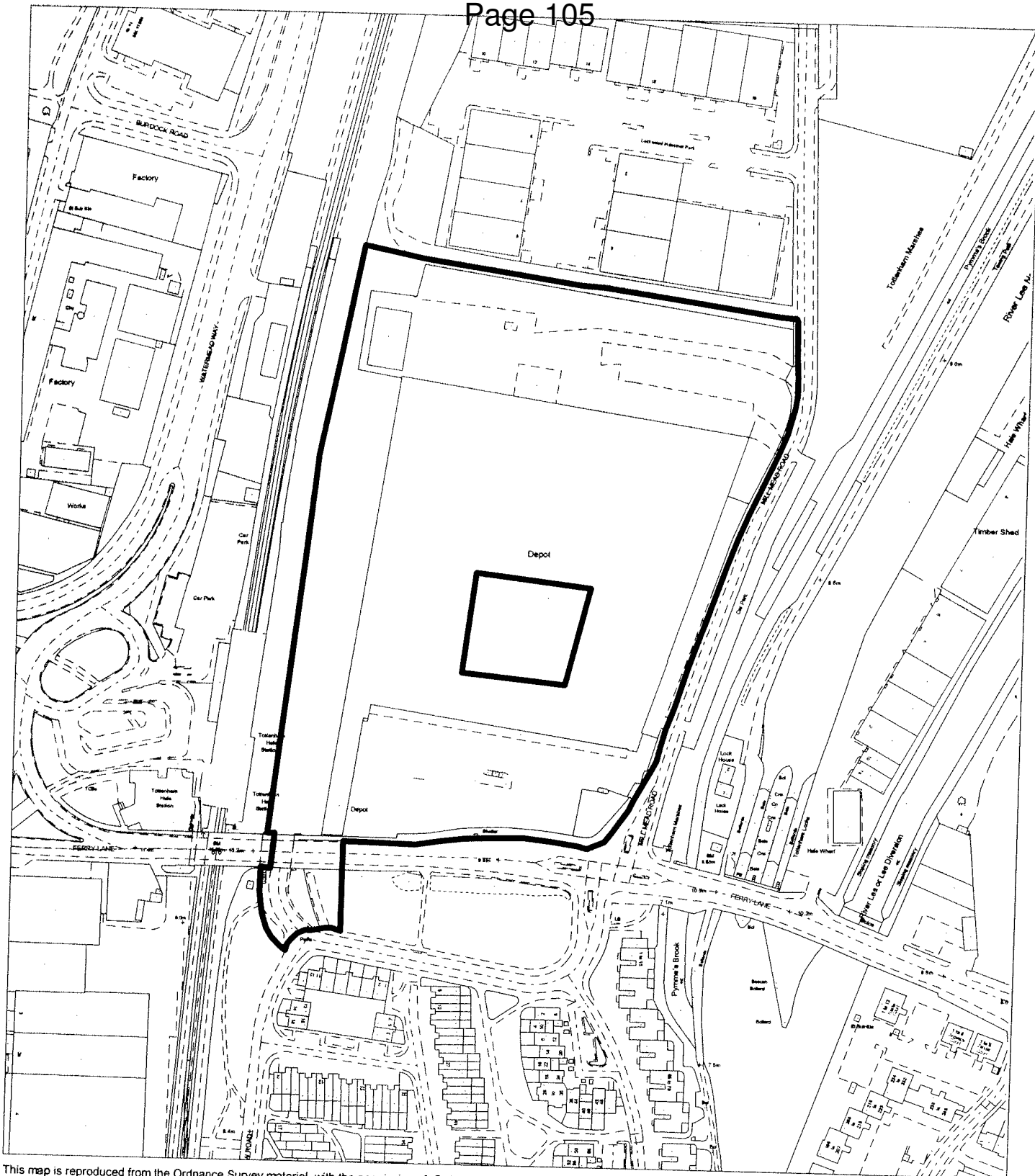
RECOMMENDATION

GRANT PERMISSION to discharge condition 1, 4, 5, 6, 8, 11, 12, 42, 59 and 60 (excluding basement, which were previously approved), subject to revised sec. 106 Legal Agreement.

Registered No. HGY/2009/0246

Applicant's drawing No.(s) 07374/100 - 107 incl., 110 - 113 incl., 200 - 203 incl., 300, 301, 400, 401, 402, 404, 405, 406, 408, 409, 410, 413; 400 - 426 incl., 3000 - 3004 incl. (all PL05); 3009 PL05, 3010 PL04, 3011 PL04, 3012 PL05, 3013 PL05, 3014 PL05, 3015 PL05, 3016 PL04.

INFORMATIVE: The retail and Health Centre units do not have direct access to the basement refuse storage and collection facilities, via the stair and lift cores. Therefore, it is assumed that these units will retain refuse storage and collection facilities within their curtilage, as required.



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Site plan

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