

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 13 SEPTEMBER 2010**

Councillors: Peacock (Chair), McNamara (Vice-Chair), Christophides, Rice, Waters, Beacham, Reece, Reid and Schmitz

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
PC49.	<p><b>APOLOGIES</b></p> <p>There were no apologies for absence.</p>	
PC50.	<p><b>URGENT BUSINESS</b></p> <p>There were no items of urgent business.</p>	
PC51.	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest.</p>	
PC52.	<p><b>DEPUTATIONS/PETITIONS</b></p> <p>There were no deputations or petitions.</p>	
PC53.	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <p>That the minutes of the meeting held on 12 July 2010 be approved and signed by the Chair.</p>	
PC54.	<p><b>APPEAL DECISIONS</b></p> <p>The Committee considered a report on appeal decisions determined by the Department for Communities and Local Government during June and July 2010, and noted that of the 4 appeals in June and 2 in July, 100% had been dismissed.</p> <p><b>NOTED</b></p>	
PC55.	<p><b>DELEGATED DECISIONS</b></p> <p>The Committee considered a report on decisions made under delegated powers by the Head of Development Management and the Chair of the Planning Committee between 21 June 2010 and 22 August 2010.</p> <p><b>NOTED</b></p>	

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<p><b>PC56.</b></p>	<p><b>PERFORMANCE STATISTICS</b></p> <p>The Committee considered a report on performance statistics for Development Management, Building Control and Planning Enforcement.</p> <p>In response to a question from the Committee regarding whether any prosecutions were undertaken in relation to dangerous structures, the Assistant Director for Planning, Regeneration and Economy reported that all costs were recouped from actions taken by Building Control in relation to dangerous structures. The Committee also asked about the situation in respect of private inspectors for Building Control matters, in response to which Mr Dorfman reported that building control services could be offered by private contractors as well as the local authority. If any concerns were raised in respect of a private building control company, the Council could investigate and, if necessary, report the contractor to the appropriate standards board.</p> <p><b>NOTED</b></p>	
<p><b>PC57.</b></p>	<p><b>COPPETTS WOOD HOSPITAL, COPPETTS ROAD, N10</b></p> <p>The Committee considered a report on the section 106 agreement in respect of Coppetts Wood Hospital. The Legal Officer, Fleur Brunton, clarified that the Committee was asked to agree that the minutes of the meeting of the Planning Committee on 11 January 2010 be amended to reflect the intention of the Committee in reaching its decision, namely to include the point that the standards in each section of the development should be the same.</p> <p><b>RESOLVED</b></p> <p>That the minutes of the Planning Committee held on 11 January 2010 should be amended to include the point raised by the Committee that standards in each section of the development should be the same.</p> <p>In response to a question from the Committee, Mr Dorfman apologised that a report on the recovery of section 106 monies was not on the agenda for this meeting, as previously indicated, but advised that a more detailed report on this issue had been produced in response to a request from the Overview and Scrutiny Committee, and this report would be presented to the Planning Committee at the next available meeting.</p>	
<p><b>PC58.</b></p>	<p><b>FURNIVAL HOUSE, 50 CHOLMELEY PARK, N6 5EW</b></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its</p>	

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environment, planning history and all the relevant planning factors and policies.

The Planning Officer gave a summary of the report, outlining the key points, and took questions from the Committee. The Committee then examined the plans.

The Committee asked about the issue of groundwater, and whether a condition that a hydrological survey be undertaken was required. In response to this, Mr Dorfman advised that the existing condition imposed an obligation to consider local hydrology and that he was satisfied that the in-house building control officers had the necessary expertise to assess the impact and to determine whether a full hydrological survey was needed before construction could commence. It was therefore suggested that the existing condition in relation to impacts on groundwater was sufficient to address this issue.

The Committee expressed concern that another application had been submitted when the existing permission still had more than a year to run, and asked whether it was possible to grant permission for a shorter period. Mr Dorfman responded that in the current economic climate, it was taking longer to secure the finance to enable developments to commence, and having discussed the issue, the Committee agreed that the period of time as recommended in the report should remain unaltered.

The Committee asked about the feasibility of a car club space in the vicinity of the development, in response to which it was felt that it would not be reasonable to require a car club space to be secured by way of a Section 106 Agreement, given the high level of contributions secured in the previously approved scheme. As such it was felt to be more appropriate for this to be discussed with the applicant and developers outside of the already agreed Section 106 agreement.

**RESOLVED**

That, subject to the conditions set out in the report and a variation to the original section 106 legal agreement so that it also applies to the current application, planning application HGY/2010/1175 be approved.

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

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

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

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

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

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

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

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

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

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of the visual amenity of the area.

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

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties. 8. Not less than three months before the commencement of development, a method statement with drawings at a scale of not less than 1:200 showing:

- (a) construction details for the proposed basement excavation and
- (b) measures to deal with the groundwater on the site, and its immediate surroundings shall be submitted to the Local Planning Authority. The method statement is to be approved in writing by the Local Planning Authority prior to commencement of the development, such approval not to be unreasonably withheld.

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

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

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

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

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

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

Reason: To prevent the increased risk of flooding.

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

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of the property and the approved scheme shall be implemented and permanently retained thereafter.

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

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

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

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

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

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

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

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

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

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

15. The applicant must provide an Arboricultural Method

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

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

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

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

INFORMATIVE: - In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant:

- a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution,
- b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and
- c) looks to ensure the separation of foul and surface water sewerage on all new developments.

INFORMATIVE: Pursuant to Condition 3 above, details of materials should include proposals for the repair / retention of existing windows and the provision of secondary double glazing; or new timber-framed double glazed units to match the existing windows.

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INFORMATIVE: Pursuant to Condition 4 above, details of boundary treatment should show

- (a) the refurbishment / repair of the front boundary wall, and
- (b) replacement of the existing timber fence on the south western side of the building adjacent to the access road, with alternative methods of enclosure or hedge planting.

INFORMATIVE: On competition of the development hereby permitted and in the interests of providing a sustainable mode of transportation for future residents of this building, the Council's Planning Committee would encourage the applicant/ developers to provide a car club space on site or to work with the Council's Transportation team/ a Car Club provider in setting up a car club scheme in the form of an on street space in close proximity to the site.

**REASONS FOR APPROVAL**

The application for a new planning permission to replace an extant planning permission HGY/2008/1432 should be approved on the grounds that since the approval of this application there has been no overriding change in the Council's policy position or no new material considerations to take account of. The proposed change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats including erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally is considered acceptable for the following reasons; The existing building will be retained and therefore the appearance unaltered, albeit that existing svp's will be removed and the face of the building cleaned repaired and restored; this will include the entrance hall. The proposed fourth floor and second/third floor stepped infill extensions are well set back and therefore not detrimental to the building within the conservation area, the proposed basement excavation will not raise any specific planning issues, the proposed landscaping scheme will enhance the conservation area, the proposed layout/standard and mix of residential accommodation will accord with SPG 3a. The proposal would not be detrimental to the amenity of the nearby residents. The scheme will not have a significant adverse impact on existing traffic or indeed car parking demand on the adjoining roads. The proposed waste disposal that will include refuse and recycling storage will be in the same location as existing facilities. A number of sustainability measures have been submitted with the scheme.



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	<p>The proposed development is therefore considered to be in accordance with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', HSG2 'Change of Use to Residential', HSG4 'Affordable Housing', HSG 10 'Dwelling Mix', HSG1 'New Housing Developments' and the Councils SPG1a 'Design Guidance and Design Statements', 'Housing SPD 2008, SPG2 'Conservation and Archaeology', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG7a 'Parking Standards', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG 10b 'Affordable Housing' and SPG 10c 'Educational Needs Generated by New Housing Development' of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
<p><b>PC59.</b></p>	<p><b>FURNIVAL HOUSE, 50 CHOLMELEY PARK, N6 5EW</b></p> <p>The Committee considered a report, previously circulated, for Listed Building Consent, which gave details of the application, planning history and relevant factors and policies.</p> <p><b>RESOLVED</b></p> <p>That Listed Building Consent for application HGY/2010/1148 be granted to replace extant permission HGY/2008/2021, subject to conditions as previously imposed.</p> <p>Conditions:</p> <ol style="list-style-type: none"> <li>1. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.</li> </ol> <p>Reason: In order to safeguard the special architectural or historic interest of the building.</p> <ol style="list-style-type: none"> <li>2. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details <ol style="list-style-type: none"> <li>a. Drawings (elevations and plans) at 1:20 of: entrance hall,</li> </ol> </li> </ol>	

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	<p>existing and new staircore.  b. Sections of new cornices, architraves, mouldings at (1:5).  c. Sections showing relationship of new partitions to ground floor decorative ceilings, and reflected ceiling plan showing relocated roof lights.  d. A full engineer's report and method statement detailing underpinning and excavation works.</p> <p>Reason: In order to safeguard the special architectural or historic interest of the building.</p> <p>INFORMATIVE: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.</p> <p>INFORMATIVE: No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.</p> <p>INFORMATIVE: No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.</p> <p>REASONS FOR APPROVAL</p> <p>The application for a new planning permission to replace an extant planning permission HGY/2008/2021 should be approved on the grounds that since the approval of this application there has been no overriding change in the Council's policy position or no new material considerations to take account of. The proposal would therefore not be detrimental to the architectural and historical integrity and detailing of the listed building's interior and exterior. As such it would be in accordance with Policies CSV2 'Listed Building' and CSV4 'Alterations and Extensions to Listed Buildings' of the Haringey Unitary Development Plan and the Councils SPG2 'Conservation and Archaeology' and SPG8b 'Materials'.</p> <p>Section 106: No</p>	
<b>PC60.</b>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>There were no new items of urgent business.</p>	
<b>PC61.</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>Monday, 11 October 2010, 7pm.</p>	

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	The meeting concluded at 19:55hrs.	
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COUNCILLOR SHEILA PEACOCK

Chair