

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 16 APRIL 2012**

Councillors: Basu, Beacham, Demirci (Chair), Erskine, Mallett, Rice, Schmitz, Solomon and Waters

MINUTE NO.	SUBJECT/DECISION
PC143.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Peacock, for whom Cllr Mallett was substituting, and from Cllr Hare, for whom Cllr Solomon was substituting.</p>
PC144.	<p>URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>
PC145.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>
PC146.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>
PC147.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 12 March 2012 be approved and signed by the Chair.</p>
PC148.	<p>THE CHANNING SCHOOL, HIGHGATE HILL, N6 5HF</p> <p>The Committee considered a report, previously circulated, on the application for planning permission at the Channing School, Highgate Hill. The report set out images, details of the site and surroundings, the proposal, planning history, relevant planning policies, consultation and responses, analysis and human rights and equalities considerations. The recommendation of the report was that the application be granted, subject to conditions and a section 106 legal agreement. The Planning Officer gave a presentation outlining key aspects of the report, and advised that further representations had been received subsequent to the production of the report, including from Metropolis, who would be addressing the Committee in objection to the application. Guidance on the new National Planning Policy Framework was circulated for Members' information.</p> <p>The following questions were raised by Members after the officer's presentation:</p> <ul style="list-style-type: none"> • Concern was expressed that there was as yet no firm plan for site access; it was reported that testing was currently taking place to

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ascertain whether the preferred of the 3 options was feasible. There were two other options, although these were less favoured. A condition was sought delegating approval of the final construction management plan to officers, although if this raised further issues, the matter could be brought back to the Committee.

- The hydrological survey had been a combination of desk-based and investigative study. It concluded that the basement would have no impact on the water table; there may be an issue regarding the type of foundations that could be employed, although this had not been found to be significant.
- In response to a question regarding how the proposed building fitted with the character of the area, it was reported that there was a range of building styles in the vicinity and that the proposals to recess the building mitigated the impact from the street.
- The Committee asked about the impact of the proposals on the view from neighbouring gardens, in response to which it was reported that that the use of materials would mitigate the impact of the proposals, and that there was no protection of views under planning policy.
- In response to a question of approval of the materials to be used, it was reported that a condition was proposed requiring the applicant to submit samples of the proposed materials for the approval of the planning authority.
- It was clarified that the test in relation for developments in Conservation Areas related to whether a development preserved or enhanced the Conservation Area, and that this was for the Committee to determine.

The Committee was addressed by four objectors; Mr Mayer, a local resident, Mr Cooper, Metropolis Planning and Design on behalf of local residents, Mr Reynolds, on behalf of the local CAAC and the Highgate Society, and Cllr Bob Hare, Ward Councillor. Cllr Schmitz stated for the record that Cllr Hare had been present at the site visit in advance of the meeting, but had not put any views forward regarding the application at that time. The following points were raised by the objectors and in the course of questioning by the Committee:

- The basement of the proposed sports building was too close to the boundary with the neighbouring property (1.5m) to allow screening trees to be planted, and should be pulled further back.
- The very steep angle of the proposed pitched roof was obtrusive and unattractive, and it was felt that this should be lowered.
- The extent of the two basements raised concerns regarding hydrology.
- Relocation of the performing arts building would address many of the concerns around the impact on the Conservation Area.
- The open ground should be retained as part of the distinctive character of the area.
- The representations made by the Highgate Society, CAAC, Design Panel and English Heritage had largely been disregarded.
- The proposal would negatively affect the setting of the Founder's Hall, as it was situated too close to the Hall.
- Concern was raised regarding the use of red brick rather than London stock, the location of the proposed photovoltaic panels and how spoil would be removed from the site. Concern was also raised that the

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issue of plant access to the site had not been resolved at this stage.

- The scheme was felt to damage the character and appearance of the Conservation Area, and should be refused so that the proposals could be improved. The current proposals did not reflect the best possible solution on this site.
- This was the wrong proposal for the wrong site and would disrupt the cascade of historic gardens which characterised this Conservation Area. As a consequence, the applicants should reconsider the location of the performing arts building. Mr Cooper cited the case of Ward, and supplied copies of the case to the Committee for information.
- It was necessary for the applicants to show greater consideration to the local area, in acting as good neighbours.

The Committee was addressed by Ms Elliot, Headmistress at Channing School, Mr Mylroie representing the applicants, and Mr White, architect, in support of the application. The following points were raised by the applicants during their presentations and in response to questions from the Committee:

- The school needed to improve the quality of its facilities in order to meet the needs of its pupils, to modernise and to continue its contribution to the local community.
- The school had listened to concerns raised, but these had to be balanced against the wider, long-term public benefit resulting from the enhancement of the school's facilities.
- There were significant heritage and environmental constraints on the site which had influenced the proposals put forward.
- There had been a significant amount of engagement with the local community and a number of public meetings. Amendments had been made to the application to address the feedback received during this process.
- A full hydrological survey had been commissioned to assess the impact of the proposed basements and, in particular, any impact on stability. It was confirmed that the survey had included both desk-based analysis and boreholes. The report had concluded that there was very little likelihood of the basements having any impact in respect of hydrology.
- It was confirmed that the school already opened its facilities to local groups where possible, and was happy to continue to do this.
- It was reported that the steep roof profile had been designed to echo and reinforce the profile of the Founders Hall; the applicants felt that a shallower angle, as suggested, would be inappropriate.
- In response to a question regarding the ability to plant screening trees between the sports building and boundary of the neighbouring property, it was reported that landscape architects had been appointed to advise on the treatment of the screening, and had recommended the proposal as put forward.
- In response to the suggestion that the size of the performing arts building might be reduced, or the location altered, it was reported that a reduction in size would lose the value of the performing arts building as an assembly point for the whole school, which was of critical importance to the applicants. It was further reported that relocating the building would lead to issues around access, a significant impact on

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trees of high amenity value and would present problems around management of the school facilities.

- In response to concerns raised around the red tiled roof, it was reported that this was designed to pick up on the red-brick envelope of the building.

The Committee examined the plans and images relating to this application, and asked final questions of officers, during which the following points were made:

- In respect of the Ward case cited, the Committee received legal advice that they had an obligation to have regard for the character and appearance of the Conservation Area in their determination of the application, and to decide whether the application would preserve or enhance the Conservation Area. The specific case referred to was characterised by a pattern of a cascade of gardens. As one of the earliest designated in the borough, there was no full character appraisal of this Conservation Area; the brief description of its importance was set out as the Highgate Village streets and large buildings with large gardens. In this case it would be for the Committee to determine what the character of the Conservation Area consisted of, and then whether the application would preserve or enhance this quality.
- In response to a question regarding the need to plant anything in the area where it had been identified that a planter was required, it was reported that it had been considered important to provide landscaping to soften the boundary, as a lack of screening as judged to be harmful to neighbouring residents.
- It was noted that any decisions or approval to be delegated to officers under the terms of the conditions proposed in the event that the application were granted were to be taken in conjunction with the Chair of the Committee.

Marc Dorfman, Assistant Director for Planning, Regeneration and Economy, gave a summary of the points raised during the discussion of the application, and further proposed that the condition in respect of materials should be strengthened so as to also cover approval of fenestration and roofing, in accordance with the recommendations made by English Heritage. It was also proposed that the recommendation for a section 106 agreement should be amended to seek a minimum contribution of £20,000.00 (twenty thousand pounds) together with such other sums as are necessary to remedy any damage caused by the carrying out of the development to the Bank and public highway, to remedy the impact of the development upon the public highway.

The Chair moved the recommendations of the report, with the strengthened condition on materials to include approval of fenestration and roofing, and the change to the section 106 agreement to seek a minimum of £20,000.00 and the actual costs of any damage to the Bank and public highway arising from the construction of the development, and it was:

RESOLVED

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- (1) That planning permission be granted in accordance with planning application no. HGY/2011/1576, subject to a pre-condition that the owners of the application site having first entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:
 - (1.1) The applicant to enter into a Section 106 Agreement securing a minimum of £20,000.00 (twenty thousand pounds) be set aside and be made available to the Council upon completion of the works to assist in the remediation of such impact as the development might have upon the public highway.
 - (1.2) Before development commences and after development has been completed (but before it can be occupied) the appointed contractor would be obliged to provide a photographic and condition surveys of those areas of the Bank and public highway that may be affected by the scheme identifying those works necessary to remedy any damage arising from the construction of the development and to carry out those works (or to pay the Council to carry out those works) before the development can be occupied.
 - (1.3) In the event that the Council does not carry out the remediation works within 5 years of the date of the completion of the approved works, the offer made pursuant to paragraph 1.1 then the School shall be released of its obligations contained in this paragraph.
- (2) That following completion of the Agreement referred to in (1) above, planning permission be granted in accordance with planning application no. HGY/2011/1576 and the Applicant's drawing No's 719.EX 001, 719.EX 221, 719.EX 401, 719.PL001, 719.PL002 Rev B, 719.PL101 Rev A, 719.PL102 Rev B -104 Rev B, 719.PL201 Rev B – 203 Rev B, 719.PL 211 Rev B – 213 Rev B, 719.PL221 Rev B, 719.PL 301 Rev B – 302 Rev B, 719.PL 401-404, 719.PL 501 and subject to the following conditions:

Conditions:

IMPLEMENTATION

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.

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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.

EXTERNAL APPEARANCE & SITE LAYOUT

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 final landscaping scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs in addition to an associated maintenance regime shall be submitted to, approved in writing by the Local Planning Authority. The landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority. Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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 new 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. Before the buildings hereby permitted are occupied the windows on the side elevation of the building facing No 112 The Bank shall be glazed with obscure glass only and shall be non-opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties

7. No external lighting, floodlighting or other means of external illumination

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shall be affixed to the external elevations of the buildings, or placed/erected within the site other than those approved in writing by the Local Planning Authority. Any external lighting or other means of external illumination shall be installed and thereafter retained in full accordance with the approved details.

Reason: To enable the local planning authority to retain control over these matters in the interests of the amenities of the adjoining properties.

TREE PROTECTION

8. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

9. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

ENERGY EFFICIENCY / SUSTAINABILITY

10. A supporting statement shall be submitted demonstrating consistency with submitted Energy Assessment including the siting of the PV panels. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the buildings hereby approved.

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, inline with national and local policy guidance.

11. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the occupation of the development.

Reason: To ensure that the proposal complies with the principles of sustainable development

PERMITTED DEVELOPMENT

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

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

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no telecommunications antennae or associated equipment shall be erected on the exterior of this development, without a separate planning permission

Reason: In the interest of orderly development and the visual amenities of the area, and in order to permit the Local Planning Authority to assess the design quality and appropriateness of any such features on the overall streetscape and appearance of the development.

CONSTRUCTION

14. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

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

15. Prior to the commencement of work a Construction Management Plan including a scheme for the management of the construction traffic associated with implementing this scheme, shall be submitted to and approved in writing by the Local Planning Authority. The plan will specifically show the how traffic around the immediate road network are routed.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

16. The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate are.

17. No development shall take place until the applicant has secured the

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implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: To enable archaeological investigation of the site.

18. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow that person to observe the excavation and record items of interest and finds.

Reason: To enable archaeological investigation of the site.

Reason: To enable archaeological investigation of the site.

CONTROLS ON USE

19. The use of the premises for the purposes hereby permitted shall only take place between the hours of 7.00am and 10.30pm on weekdays and, Saturdays and between 9.00am and 10.00pm on Sundays.

Reason: To ensure that the use does not prejudice the amenities of occupiers of neighbouring residential properties.

20. Prior to the commencement of the use/development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility and, to ensure sufficient benefit to the development of sport.

INFORMATIVE: The erection of the footway gantry, management of any footway diversions on Highgate Hill will require the developer to obtain the appropriate licences and/or traffic orders. The gantry will require a scaffold/hoarding licence which can be obtained from Haringey Council Traffic Management. The developer should telephone 0208 489 1712 for further information regarding this matter. The developer will need to liaise direct with Transport for London Buses regarding the use of the bus stand in North Road during the construction period.

INFORMATIVE: The Environmental Agency recommend that the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

INFORMATIVE: 'The development of this site is likely to damage historic assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.'

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REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

- I. The design, form, detailing and facing materials of the proposed buildings and associated landscaping are considered acceptable;
- II. The proposal will provide a high quality education facility which will provide enhanced opportunities for sports, performing arts and learning with wider benefits for the local community;
- III. The scheme achieves an acceptable relationship in terms of its setting adjacent to Listed Buildings and the character and appearance of this part of the conservation area;
- IV. The scheme is also considered acceptable in terms of its relationship with neighbouring residential properties and environmental, ecological and sustainability issues.

(b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following G1 'Environment', G2 'Development and Urban Design', G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV5 'Noise Pollution', M4 'Pedestrian & Cyclists', M10 'Parking for Development', CW1 'New Community/Health Facilities', OS17 'Tree Protection, Tree Masses and Spines', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV5 'Alterations and Extensions in Conservation Areas', CSV8 'Archaeology' and Haringey Supplementary Planning Guidance (October 2006); SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG5 'Safety by Design', SPG7a 'Pedestrian & Vehicular Movement', SPG7b 'Travel Plans', SPG8b 'Materials', SPD Housing.

Section 106: Yes

PC149.

THE CHANNING SCHOOL, HIGHGATE HILL, N6 5HF

The Committee considered a report, previously circulated, for an application for Conservation Area consent for demolition of existing sports hall and provision of rear building to provide new indoor sports, music and performing arts facilities together with associated landscaping works at Channing School, Highgate Hill.

Issues relating to the Conservation Area consent had been presented by the Planning officer and discussed by the Committee in consideration of the previous item on the agenda, and it was:

RESOLVED

That application no. HGY/2011/1577 for Conservation Area Consent be granted, subject to the following conditions:

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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 demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality

REASONS FOR APPROVAL

The proposed demolition of this existing building is acceptable given it is of no particular merit in itself and does not positively contribute to the character of the conservation area. The siting, design, form, detailing of the proposed replacement buildings are considered acceptable. Overall the proposed development will enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with policies CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan 2006 and SPG2 'Conservation & Archaeology'.

Section 106: No

PC150.

LAND REAR OF CORBETT GROVE, N22

The Committee considered a report, previously circulated, on the planning application relating to land rear of Corbett Grove, N22. The report set out details of the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis of the application and recommended that the application be granted, subject to conditions and a section 106 agreement. The planning officer gave a presentation highlighting key aspects of the report, and responded to questions from Members.

The following points were discussed:

- The Committee was advised that the site had not previously been developed, but was not designated as a Greenfield site.
- Advice was received from the Legal officer that it was a material consideration that a previous application had been granted on the site.
- In order to address the concerns raised by the Planning Inspector in respect of the previous scheme, it was reported that this scheme incorporated increased landscaping to the side of the houses of Type B, and that the end house was now further recessed from the railway.

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- It was confirmed that the plans permitted adequate access for refuse vehicles and that no concerns had been raised by Waste Management in respect of the proposals.
- In response to a question regarding the Planning Inspector's concerns regarding the size of the smallest garden of the Type B houses under the previous scheme, it was confirmed that under the new proposal the smallest garden was now 69m².

The Committee examined the plans relating to this application. It was confirmed that the applicant was willing to use a different material than the cedar cladding suggested in the application, and it was agreed that this could be addressed by means of an informative.

The Chair moved the recommendations of the report, with the additional informative relating to the use of material other than cedar cladding, and it was:

RESOLVED

- 1) That planning permission be granted in accordance with planning application reference HGY/2012/0214 subject to a pre-condition that the applicant shall first have entered into an agreement or agreements with the London Borough of Haringey (under Section 106 of the Town and Country Planning Act (as amended) 1990) in order to secure the Heads of Terms covering Education Contributions.
 - i) An Education contribution of £62,903 based on the formula set out in SPG10c and the most up to date figures
 - ii) Administration charge of £3145 as required by SPG10a. The total amount of s106 contribution would be £66048.

To ensure that the s106 obligations are honoured in a full and timely manner, implementation of the s106 obligations will be subject to regular monitoring and target dates will be set where appropriate.

- 2) Grant permission subject to conditions and subject to section 106 Legal Agreement in accordance with the approved plans and documentation as follows: Drawing No's JW347 – 100 REV D; JW347 – 101 REV C; JW347 – 102 REV C; JW347 – 103 REV D; JW347 – 104 REV D; JW347 – 105 REV D; JW347 – 106 REV A; JW347 – 107; JW347 – 108; JW347 – 109 REV A; JW347 – 110 REVD.

Subject to the following conditions:

EXPIRATION OF CONSENT

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

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& Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

IN ACCORDANCE WITH APPROVED PLANS

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.

MATERIALS

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.

LANDSCAPING -

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- (a) Those existing trees to be retained.
- (b) Those existing trees to be removed.
- (c) Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- (d) Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Note: The landscaping scheme shall include the provision of one fruit tree per private garden and at least two fruit trees within the communal open space. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a

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satisfactory setting for the proposed development in the interests of the visual amenity of the area.

TREE PROTECTION

5. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

HARD LANDSCAPING

6. 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 retain control over the external appearance of the development in the interest of the visual amenity of the area.

LANDSCAPING – IMPLEMENTATION/MAINTENANCE

8. All landscaping and ecological enhancement works, including planting, seeding or turfing comprised in the approved scheme of landscaping as described in condition “Landscaping – Landscaping Scheme” shall be completed no later than the first planting and seeding seasons following the occupation of the building. Any trees or plants which within a period of FIVE years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

BOUNDARY TREATMENT

7. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

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

EXTERNAL LIGHTING

8. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

WASTE MANAGEMENT

9. 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. The detailed scheme shall include:

(a) Each house in this proposed development would require the bin storage area to be of sufficient size to accommodate the following: 1 x 240ltr refuse bin, 1 green recycling box, 1 x organic waste caddy and 1 x green waste bag.

(b) Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

(c) If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.

(d) Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.

(e) All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.

(f) If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.

(g) Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.

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(h) Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.

(i) Full details of the waste storage areas including elevation plans, dimensions, and materials shall be provided to and approved by the local planning authority.

(j) The applicant shall provide a written legal agreement that the freeholder/leaseholder signs which stipulate that the occupants are made aware where their refuse and recycling storage is and that they will not dump in Bounds Green Road. Once this agreement has been signed and a copy of this signed document will need to be forwarded to Chris Collings contract monitoring officer Environmental Resources.

(k) The managing agents are to have a cleansing schedule in place to remove litter from the internal areas of the site, including cleansing of the waste storage area

Reason: In order to protect the amenities of the locality and to comply with Haringey Waste Management requirements.

NOISE

10. The development hereby approved shall comply with BS8233 with regards to sound insulation and noise reduction.

Reason: In order to ensure satisfactory amenity of future residents of the development.

FIRE AND EMERGENCY

11. The applicant shall receive full approval from London Fire and Emergency Planning Authority (LFEPA) with regards to all issued covered by the LFEPA including access for Fire Fighting purposes and the provision and location of dry risers where applicable, prior to the commencement of works.

Reason: To ensure the development complies with all LFEPA requirements

ECOLOGY

12. The applicant shall comply with the recommendations set out in the Habitat Survey, produced by Baker Shepherd Gillespie, dated May 2009.

Reason: To ensure the ecological impact of the development is minimised.

PERMITTED DEVELOPMENT

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order

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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 to Schedule 2 of that Order shall be carried out on site.

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

14. The development hereby approved shall not commence until a Construction Environmental Management Plan, including Site Waste Management Plan, Site Management Plan and Construction Logistics Travel Plan, has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include but not be limited to the following: a) Public Safety, Amenity and Site Security; b) Operating Hours, Noise and Vibration Controls; c) Air and Dust Management; d) Storm water and Sediment Control and e) Waste and Materials Re-use. The Site Waste Management Plan will demonstrate compliance with an appropriate Demolition Protocol. The development shall be carried out in accordance with the approved details. Additionally the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to have regard to the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

CONSTRUCTION HOURS

15. 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.

HOARDINGS

16. Prior to the commencement of development full details of a scheme for the provision of hoardings around the site during the construction period including details of design, height, materials and lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works and unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the scheme as approved.

Reason: In order to have regard to the visual amenity of the locality and the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

CONSTRUCTION DUST MITIGATION

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17. No development shall commence until a detailed report, including Risk Assessment, detailing management of demolition and construction dust (based on the Mayor's Best Practice Guidance "The control of dust and emissions from construction and demolition") has been submitted to and approved in writing by the Local Planning Authority. This should include an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring.

Reason: To protect the environment and amenities of the locality.

CONTAMINATED LAND

18. Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- A risk assessment to be undertaken,
- Refinement of the Conceptual Model, and
- The development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

JAPANESE KNOTWEED

19. Japanese Knotweed has been identified to be present on the site. Japanese Knotweed can be far more extensive than the visible parts on the surface and that the underground parts of the plant may extend laterally up to 7 metres beyond this. Prior to the commencement of work on site, a survey, including any knotweed adjoining the site and full details of a scheme for its eradication and/or control shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of construction.

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Reason: In order to ensure the eradication of Japanese Knotweed which is an invasive plant and the spread of which is prohibited under the Wildlife and Countryside Act 1981.

ACCESSIBILITY AND LIFETIME HOMES

20. Within the development hereby approved, at least 10% of the residential dwellings shall be wheelchair accessible or easily adaptable for residents who are wheelchair users. In addition, 100% of the dwellings shall be built to meet Lifetime Homes standards, unless otherwise agreed in writing by the Local Planning Authority. Evidence of compliance with the above shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development.

Reason: In order to ensure adequate accessibility for the disabled and mobility impaired throughout their lifetime.

CODE FOR SUSTAINABLE HOMES

21. Prior to the commencement of the development an Independent Sustainability Assessment, in accordance with Building Research Establishment guidelines, demonstrating that the residential properties are to achieve a minimum Level 4 rating under the Code for Sustainable Homes, shall be submitted to and approved in writing by the local planning authority.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development.

INFORMATIVE - CRIME PREVENTION

The residential buildings hereby approved 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' & 'Designing Out Crime' principles.

INFORMATIVE – NAMING / NUMBERING

The new development will require 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 - THAMES WATER

Waste Comments

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

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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.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Water Comments

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE – NETWORK RAIL

- All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. In the absence of detailed plans all soak aways must be located so as to discharge away from the railway infrastructure.
- All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.
- All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur.
- Security of the railway boundary will require to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Territory Outside Parties Engineer.
- Although the existing NR fence is adequate in preventing trespass there will inevitably be pressure from the new residents to soften or even attempt to alter its appearance. It should be noted that our fence should not be altered or moved in any way and nothing should be put in place to prevent us from maintaining our boundary fence as we are obliged to do so in law. It is our experience that most developments seek to provide their own boundary

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enclosure so as to avoid such future problems. It would also help to reduce the impact of railway noise. We would advise that the developer should provide a trespass proof fence adjacent to Network Rail's boundary (minimum 1.8m high) and make provision for its future maintenance and renewal. Network Rail's existing fencing / wall must not be removed or damaged

• The Developer should be aware that any development for residential use adjacent to an operational railway may result in neighbour issues arising. Consequently every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a worst case scenario there could be trains running 24 hours a day and the soundproofing should take this into account.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

I. The design, form, detailing and facing materials are considered acceptable;

II. The scheme has been designed sensitively in terms of its relationship with neighbouring properties.

(b) The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD10 'Planning Obligations', HSG1 'New Housing Developments', M3 'New Development Location and Accessibility', M10 'Parking and Development', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents.

Section 106: Yes

PC151.

TREE PRESERVATION ORDERS

The Committee considered the report on an application for confirmation of the Tree Preservation Order against the tree located at 123 Rosebery Road / Parham Way, N10. In the absence of the objector in respect of this application and it not being possible to confirm whether they had been notified of the date of the hearing it was:

RESOLVED

That this item be deferred to the next meeting of the Committee.

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PC152.	NEW ITEMS OF URGENT BUSINESS There were no new items of urgent business.
PC153.	DATE OF NEXT MEETING Monday, 14 May 2012, 7pm. The meeting concluded at 21:40hrs.

COUNCILLOR ALI DEMIRCI

Chair