



**Haringey** Council

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## Planning Sub Committee

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MONDAY, 16TH APRIL, 2012 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

**MEMBERS:** Councillors Basu, Beacham, Demirci (Chair), Erskine, Hare, Peacock (Vice-Chair), Rice, Schmitz and Waters

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### **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. New items will be dealt with at item 11 below.

### **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 judgement 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. MINUTES (PAGES 1 - 18)**

To confirm and sign the minutes of the Planning Sub Committee held on 12 March 2012.

### **6. PLANNING APPLICATIONS (PAGES 19 - 20)**

In accordance with the Sub 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. THE CHANNING SCHOOL, HIGHGATE HILL, N6 5HF (PAGES 21 - 114)**

Demolition of existing sports hall and provision of new buildings to provide new indoor sports, music and performing arts facilities together with associated landscaping works.

RECOMMENDATION: Grant permission subject to conditions and subject to a section 106 legal agreement.

**8. THE CHANNING SCHOOL, HIGHGATE HILL, N6 5HF (PAGES 115 - 118)**

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.

RECOMMENDATION: Grant Conservation Area Consent.

**9. LAND REAR OF CORBETT GROVE, N22 (PAGES 119 - 154)**

Erection of 8 x two storey dwellings, comprising of four different house types with a mixture of detached, link detached and semi-detached properties.

RECOMMENDATION: Grant permission subject to conditions and subject to a s106 Legal Agreement.

**10. TREE PRESERVATION ORDERS (PAGES 155 - 160)**

To confirm the following Tree Preservation Order:

123 Rosebery Road / Parham Way, N10

**11. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

**12. DATE OF NEXT MEETING**

Monday, 14<sup>th</sup> May 2011, 7pm.

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Wednesday, 04 April 2012

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**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 12 MARCH 2012**

Councillors: Basu, Beacham, Demirci (Chair), Erskine, Hare, Peacock (Vice-Chair), Rice, Scott and Waters

Also present: Cllr Strickland

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>
PC131.	<p><b>APOLOGIES</b></p> <p>Apologies for absence were received from Cllr Schmitz, for whom Cllr Scott was substituting.</p>
PC132.	<p><b>URGENT BUSINESS</b></p> <p>There were no items of urgent business.</p>
PC133.	<p><b>DECLARATIONS OF INTEREST</b></p> <p>Cllr Rice declared a personal interest in agenda items 6, 10 and 11 as these sites were within Tottenham Hale, for which he was Ward Councillor.</p>
PC134.	<p><b>DEPUTATIONS/PETITIONS</b></p> <p>There were no deputations or petitions.</p>
PC135.	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <p>That the minutes of the meeting of the Planning Sub Committee on the 13<sup>th</sup> February and the special Planning Sub Committee on the 20<sup>th</sup> February be approved and signed by the Chair.</p>
PC136.	<p><b>624 HIGH ROAD TOTTENHAM - PROPOSED VARIATIONS TO SECTION 106 AGREEMENT</b></p> <p>The Committee considered a report, previously circulated, setting out a proposal for a variation of the current s106 agreement for the 624 High Road, Tottenham, development as agreed in January 2010. The proposed new tenure mix was set out in the report; in order to ensure the viability of the scheme, it was proposed that the number of affordable housing units be reduced from 18 to 12 units, with the proposed social rented housing being converted to affordable rent. It was further proposed that authority be delegated to the Assistant Director Planning, Regeneration and Economy in conjunction with the Deputy Director for Community Housing Services to agree the tenure of the 12 affordable units, in order to allow flexibility to best meet the needs of those on the housing waiting list.</p> <p>The following points were made in response to questions asked by Members:</p>

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- It was confirmed that a full viability assessment had been undertaken by an independent organisation, and scrutinised by the Council in order to confirm that there was a real reduction in funding, that there was no concealment of profits and to analyse the new business plan. A full three dragons analysis had not been undertaken, as the issue in respect of the reduction in subsidy was sufficiently clear.
- The significant reduction in subsidy was likely to have an impact on the delivery of affordable housing, and affordable rent was now the only form of affordable housing for which funding was available. It was necessary to make the most of what was available, and it was for this reason that flexibility was being sought to enable a range of affordable rents to be offered to reflect the needs of those on the housing waiting list.
- It was suggested that the training session for Members on the three dragons assessment toolkit be repeated.

The Chair moved the recommendation of the report, with the additional delegation to the Assistant Director Planning, Regeneration and Economy in conjunction with the Deputy Director for Community Housing Services to determine the tenure of the 12 affordable units, and it was:

**RESOLVED**

That the variations to the existing s106 Agreement attached to planning permission HGY/2009/1532 for the development of 624 High Road, Tottenham, as set out in the report, be agreed, with the additional delegation to the Assistant Director Planning, Regeneration and Economy in conjunction with the Deputy Director for Community Housing Services to determine the tenure of the 12 affordable units.

**PC137.**

**274 ARCHWAY ROAD, N6 5AU**

The Committee considered a report, previously circulated, which set out the application for planning permission at 274 Archway Road, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis of the application and equalities impact assessment. The report recommended that permission be granted, subject to conditions and a section 106 agreement as set out in the report. The Planning Officer gave a presentation outlining key aspects of the report, and advised of a further recommended condition in addition to those set out in the report, as follows:

“Notwithstanding the approved plans, a fully annotated and dimensioned elevation and section drawing of the proposed Archway Road frontage; illustrating the detailed design of all architectural features and facing materials, including design details of the door and windows surrounds, the window reveals, the window sill and bracket detail, the dentil band etc. (at a scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To ensure that the development is of the highest quality standard to preserve the character and appearance of this part of Highgate Conservation

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Area.”

The Committee asked about the principle of employment use on the site, and it was confirmed that the site would require substantial investment in order to remain as an employment site, due to the condition of the existing buildings. It was the officer view that the site met the criteria for change of use as set out in planning policy. The Committee examined the plans.

In response to questions to the Planning Officer after viewing the plans, the following points were raised:

- The site was designated car-free as it was in a restricted conversion area, due to existing parking pressures. The site was close to Highgate and Archway tube stations, was served by local buses and was also in an area with several local car clubs operating. It was confirmed that disabled residents would always have the right to apply for a disabled parking space, regardless of existing parking restrictions.
- The Committee asked that a condition be added with regard to continuing the banding elements of the existing houses, and it was suggested that the wording of the additional condition as set out above be amended to incorporate specific reference to this.
- With regard to the retained rear wall, the Committee asked whether it would be possible to add a condition that any reconstruction or repair of the wall be carried out either by re-use or matching of the existing bricks. It was agreed that a condition could be added requesting that such details would need to be agreed with the local authority.

The Chair moved the recommendations of the report and it was:

**RESOLVED**

That, subject to the wording of the condition relating to details of the proposed Archway Road frontage to include reference to banding, and an additional condition regarding the use of materials in the rear wall:

- 1) Planning permission be granted in accordance with planning application no. HGY/2011/2229, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:
  - (1.1) A contribution of £33,000.00 towards educational facilities within the Borough (£16,000.00 for primary and £17,000.00 for secondary) according to the formula set out in Policy UD8 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;
  - (1.2) A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the residential

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units shall be designated 'car-free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);

(1.3) The developer to pay an administration / monitoring cost of £1,000.00 in connection with this Section 106 agreement. This gives a total amount of £35,000.00

2) That following completion of the Agreement referred to in (1) above, planning permission be granted in accordance with planning application no HGY/2011/2229 and the Applicant's drawing No.(s) pB1106:1-5 Incl. subject to the following 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.

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. 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, including details of the front boundary treatment, 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. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping 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.



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5. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

6. Notwithstanding the approved plans, a fully annotated and dimensioned elevation and section drawing of the proposed Archway Road frontage, illustrating the detail design of all architectural features and facing materials, including design details of the door and window surrounds, the window reveals, the window sill and bracket detail, the dentil band and additional banding (at a scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To ensure the development is of the highest quality standard to preserve the character and appearance of this part of Highgate Conservation Area.

**PERMITTED DEVELOPMENT & USE**

7. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for 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 prevent the proliferation of satellite dishes on the development.

8. No music or other amplified sound shall emanate from the site before 09:00hrs and after 23:00hrs at any day, which in the opinion of the Environmental Health Service acting on behalf of the Local Planning Authority would cause nuisance to any adjacent occupier.

Reason: In order to ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their property.

**CONSTRUCTION**

9. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in

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writing by the Local Planning Authority

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

10. A Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted for TfL and local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on A1 would be minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: Due to the importance of A1, on-going lane closure would not be permitted by TfL for the construction of the development

11. 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.
  - c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before

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the development is occupied.

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

12. Notwithstanding the approved plans or any indicating in the application a method statement for the protection and where necessary repair/ re-construction works to the retaining wall along the boundaries with No 55 & 57 Holmesdale Road shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate a means of ensuring the safety and structural stability of this wall throughout the period of the approved works of excavation and construction and the use of appropriate replacement bricks where necessary. The relevant work shall then be carried out in accordance with the approved details.

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

INFORMATIVE: The developer will be required to enter into a S278 Agreement with TfL under Highways Act 1980 to remove existing vehicular crossovers and to improve/ renew footway along the frontage of the site on A1 Archway Road to TfL's requirement prior to the occupation of the site.

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573).

#### REASONS FOR APPROVAL

The current scheme for this site has been considered having regards to the previous refusal. The principle of residential use is now considered acceptable and will address the unsightly nature of the site, in particular removing view of the single storey pitched workshop. The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Highgate Conservation Area. The proposal will not give rise to issues of loss of sunlight, daylight, outlook or privacy to neighbouring/ adjoining occupiers.

As such the proposal is considered to be in accordance with Policies: G2 'Development and Urban Design', Policies UD3 'General Principles', UD4 'Quality Design', UD8 'Planning Obligations', HSG1 'New Housing Development', HSG10 'Dwelling Mix', 'Housing' Supplementary Planning Document 2008, M10 'Parking for

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Development', CSV1 'Development in Conservation Areas' of the adopted Haringey Unitary Development (2006) and with Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG3a 'Density, Dwelling Mix, Floor Space Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight', SPG8b 'Materials', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 12 'Educational Needs Generated by New Housing Development'.

Section 106: Yes

**PC138.**

**274 ARCHWAY ROAD, N6 5AU**

The Committee considered a report, previously circulated, on the application for Conservation Area Consent at 274 Archway Road. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy and analysis of the application, and recommended that the application be granted, subject to conditions.

The Committee considered the application. The Chair moved the recommendations of the report and it was:

**RESOLVED**

That the application for Conservation Area Consent, HGY/2011/2231 be granted, subject to conditions:

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 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 building is also considered acceptable. Overall the

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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'. Given the above this application is recommended for approval.

Section 106: No

**PC139.**

**ALDI STORE LTD, 570-592 HIGH ROAD, N17**

The Committee considered a report, previously circulated, which set out the application for planning permission for Aldi, 570-592 High Road, Tottenham. The report set out details and analysis of the application, the site and surroundings, planning history, relevant planning policy, consultation and responses and equalities impact assessment, and recommended that permission be granted, subject to a section 106 agreement and conditions. The Planning Officer gave a presentation setting out key aspects of the report, and responded to questions from the Committee.

The following points were raised in discussion of the application:

- Concern was raised regarding the proposal for 4 parking spaces out of the total number of 88, and whether this number could be increased. It was confirmed that the number proposed was in accordance with the Council's planning policy.
- The Committee discussed the design, and expressed concern that the proposal did not match other buildings on the High Road, and could be seen as an 'identikit' design that was not sympathetic with the local environment. The Planning Officer advised that the proposal was an uncompromisingly modern design which was not attempting to replicate other, more traditional, buildings in the area. It was the officer view that the materials and composition proposed constituted a good design, fit for purpose, which would make a positive contribution to the area.
- In response to concerns regarding the access arrangements, it was confirmed that the proposal would enhance the feel of the site compared with the previous arrangement; the new proposal had been subject to an independent safety audit and assessed as safe, with some minor changes relating to street furniture which would need to be addressed. Traffic flow had also been assessed, and some minor movement of existing parking spaces was proposed.
- The Committee asked how well the proposed building would age, particularly in respect of the white render on the frontage, in response to which the Planning Officer reported that it was believed that the building would be capable of being well maintained, and that any damage to the white render could be painted over. It was further reported that the site would be managed to as to reduce the risk of any damage or vandalism.
- With regard to landscaping, it was envisaged that the nature of the site would mean that there would be predominantly hard landscaping, with some soft feature such as trees; it was anticipated that the applicants

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would try to balance hard and soft landscaping as far as possible.

- In respect of access to the Quaker burial ground, it was confirmed that the Quakers had been consulted in respect of the proposals and had raised no objections.
- It was reported that cycle spaces had been located close to the front of the store, and that the proposed number (eight) was in line with expected use specifically related to the supermarket. Additional cycle parking was available on the High Road, intended for general trips.
- The Committee asked about the security of the footpath to the north of the site, in response to which it was reported that the drawings had now been amended to show that this footpath would be secured at each end.
- Further concern was raised with regard to the ease with which render could be cleaned in the event of graffiti, and it was suggested that it would be preferable for a smoother, harder material to be used on the frontage of the building, such as was used at Chenel. The Planning Officer advised that the applicants had considered alternate materials, and had taken the decision to propose the materials as set out in the application as presented, and that the recommendation was that the application as presented be granted.

The Chair agreed that the applicant, Aldi, and Cllr Strickland should be allowed to address the Committee in support of the application, as the Committee would benefit from being able to question them directly. Cllr Hare expressed reservations about permitting the supporters of the scheme to address the Committee when there were no objectors registered to speak, and this concern was noted.

Mr Stanley addressed the Committee on behalf of Aldi, and raised the following points in his presentation and responses to questions from Members:

- There had been significant local interest in when the store would reopen; the store had previously been serving 11,500 customers per week.
- Aldi wished to reinvest in Tottenham, and believed that the proposal would contribute to the area; the scheme had been endorsed by Council Officers and Sir Stuart Lipton's task force.
- The proposal complied with Council policies, and were the application granted, construction would begin as soon as possible, with the aim of trading by November 2012.
- The proposed design had been carefully considered, and was intended as a modern, sustainable building to benefit the local area.
- The applicants, as owners of the site had considered the issue of materials carefully and felt that render offered a good contrast with the modernity of the other materials, and also picked up on the more traditional materials used on the High Road. The applicants were confident that the building could be maintained in pristine condition with the use of render.
- In response to concerns regarding the road layout, it was confirmed that the drawings shown at the meeting did not include the detailed transport arrangements proposed for the site; for example, the

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demarcation of the bus lane would be broken to enable traffic to turn across it into the site lawfully. Responsibility for managing the traffic arrangements would be managed at a detailed level by Highways.

- The Committee asked if there was scope to increase the number of disabled parking spaces at the site, although it was acknowledged that the proposed number was in line with the Council's policy.

Cllr Strickland addressed the Committee in support of the proposal for the following reasons:

- This was a key regeneration site, and the Council was committed to 'building back better'.
- The design had been influenced and amended in response to feedback from the task force, as reflected in the report; the applicants had been positive in responding to the suggestions made, and agreement had been reached on the basis of constructive dialogue.
- The end result was felt to be a positive one, and the Council appreciated the efforts that Aldi had made, and their commitment to reinvest in Tottenham.

The Committee examined the plans, and had the opportunity to ask further questions of officers. It was confirmed that the applicant had agreed to increase the number of disabled parking spaces to 6. Cllr Hare proposed a condition that a material that was smoother, and more easily cleaned than render be used for the frontage onto the High Road, with the objective that this could be better maintained and would look better for longer, and this was put to the vote. On a vote of 5 in favour and 4 against, this condition was agreed.

The Chair moved the recommendations of the report, with the additional condition in respect of the material on the frontage, and it was:

**RESOLVED**

That, subject to the additional condition regarding the material to be used on the left side of the frontage onto Tottenham High Road:

- 1) Planning permission be granted in accordance with planning application no. HGY/2011/2302 subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements under 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:
  - A contribution of £25,640 towards the new highway layout and a contribution towards Employment and Training initiatives.
  - A full travel plan 6 months post occupation of the proposed development should be secured by the Section 106 Agreement.
  - Plus 5% of the total amount as recovery costs / administration / monitoring.

- 2) That in the absence of the Agreement referred to in resolution (1)

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above being completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow, planning application reference number HGY/2011/2303 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards the new highway layout, a full travel plan and towards employment and training initiatives, the proposal is contrary to Policy UD10 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations'.

3) Grant permission subject to:

- Conditions as below
- Subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (As Amended)
- In accordance with the approved plans and documents as follows:

<b>DOCUMENTS</b>
Traffic Survey Dec 2011
Traffic Survey Document Dec 2011
Travel Plan Dec 2011
Vehicular Access Statement Dec 2011
<b>PLANS</b>
0712-100 REV B – Proposed Site Layout
0712-101 REV B – Proposed Floor Plan
0712-102 REV B – Proposed Elevations
0712 – CGI 01 REV B – Computer Image

Conditions:

**COMMENCEMENT OF DEVELOPMENT**

1. The development to which this permission relates must be commenced 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 Section 91 of the Town and Country Planning Act 1990 and the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

**DEVELOPMENT 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.



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

**DETAILS OF MATERIALS**

3. Notwithstanding the description of the materials in the application, no construction shall be commenced until precise details and samples of the facing materials and roofing materials to be used for the external construction of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

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.

**CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

4. The development hereby approved shall not commence until a Construction Environmental 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 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 DUST MITIGATION**

5. No development shall commence until the appropriate mitigation measures to minimise dust and emissions are incorporated into the site specific Construction Environmental Management Plan based on the Mayor's Best Practice Guidance (The control of dust and emissions from construction and demolition). This should include an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring). This must be submitted to and approved in writing by the LPA prior to any works carried out on the site. 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: To protect the environment and amenities of the locality.

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SECURITY

6. A detailed scheme showing full details of the following shall be submitted to and approved in writing by the Local Planning Authority. a) CCTV; b) Security lighting

Reason: In order to ensure that the proposed development achieves the safer places attributes as detailed by Planning Policy Statement 1: Safer Places: The Planning System & Crime Prevention and to prevent crime and create safer, sustainable communities and in order to ensure the location of CCTV protects the privacy of neighbouring residential properties

LIGHTING PLAN

7. Notwithstanding the details of measures to minimise light pollution to adjoining residential properties, shall be submitted to and approved in writing by the Local Planning Authority before the development is brought into use. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties.

EXTERNAL LIGHTING

8. Details of an external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority before the development is brought into use.

Reason: In order to ensure that the proposed development achieves the safer places attributes as detailed by Planning Policy Statement 1: Safer Places: The Planning System & Crime Prevention and to prevent crime and create safer, sustainable communities

LANDSCAPING

9. A landscaping scheme to the frontage of the building along the High Road to include the outside of the Fitness First building which should include 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.

WASTE STORAGE AND RECYCLING

10. A detailed scheme for the provision of refuse, waste storage and recycling within the site, including location, design, screening, and

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operation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme shall be carried out in strict accordance with the approved details.

Reason: To ensure good design, to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities

**TRAVEL PLAN**

11. That the applicant shall submit a full travel plan, the details of which shall be agreed in writing by the Local Planning Authority prior to the occupation of the proposed development. Such agreed details shall be implemented and permanently maintained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure sustainable travel and minimise the impact of the proposed development in the adjoining road network

**BREEAM - DESIGN STAGE ASSESSMENT**

12. The development hereby permitted shall be built to a minimum standard of "Very Good" under the Building Research Establishment Environmental Assessment Method (BREEAM). A BREEAM design stage assessment shall be submitted to the Local Planning Authority prior to the commencement of construction. The BREEAM design stage assessment will be carried out by a licensed assessor.

Reason: To ensure that development takes place in an environmentally sensitive way

**BREEAM CERTIFICATE**

13. The development hereby permitted shall be built to a minimum standard of "Very Good" under the Building Research Establishment Environmental Assessment Method (BREEAM). Within THREE months of the occupation of the completed development, a copy of the Post Construction Completion Certificate for the relevant building verifying that the "Very Good" BREEAM rating has been achieved shall be submitted to the Local Planning Authority. The Certificate shall be completed by a licensed assessor.

Reason: To ensure that development takes place in an environmentally sensitive way.

**ENERGY**

14. A detailed energy strategy for the whole site shall be submitted with the detailed application. This energy strategy should commit to meeting 2010 Building Regulations through energy efficiency alone. The details shall be approved by the Local Planning Authority and the development carried out in accordance with the approved details.

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

**BIODIVERSITY**

15. Notwithstanding the description of the green roof in the application, a detailed Green Roof Plan, to soften the appearance of the roofline shall be submitted to and approved in writing by the Local Planning Authority before the development is brought into use.

Reason: to support bio diversity on the site and provide a suitable setting for the proposed development in the interests of visual amenity.

**SIGNAGE**

16. Prior to the commencement of the use, precise details of any signage proposed as part of the development shall be submitted to and approved in writing by the local planning authority.

Reason: to achieve good design throughout the development and to protect the visual amenity of the locality.

**USE OF THE SITE.**

17. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 the proposed department store shall be used principally for the sale of comparison goods. No subdivision of the Store hereby approved shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To prevent an over-intensive use of the site and to enable the Local Planning Authority to assess the impacts of introducing convenience goods retailing into this new retailing floorspace

**REASONS FOR APPROVAL**

In terms of the principle of continued retail use as an Aldi store, this is supported through policy and is integral to the area, to address the vitality and viability of this part of the High Road

In design terms, the replacement store is an improvement to the previous building in that it is a simple crisp modern design that creates a strong frontage to the High Road. The height which remains single storey will not detract from the existing pattern of development. The widening of the space between the road and store can create benefits that an area of open space may bring such as some form of landscaping which will improve the quality of the public realm.

The potential traffic and parking demand that will be generated by the proposed development will not generate a significant increase in traffic or parking demand when compared to the previous ALDI supermarket and the proposed relocated site access will not have any adverse impact on

**MINUTES OF THE PLANNING SUB COMMITTEE  
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safety of the transportation and highways network. Furthermore, the application site has a high public transport accessibility level of 5

The use of a heat recovery system, as an option to provide a percentage of on site renewable energy and the installation of a green roof, positively responds to the need for a sustainable form of development.

The proposal development broadly meets the strategic development policy for the area and will help secure investment for the wider area and support physical regeneration.

Having considered the proposal against the statutory development plan and taking into account other material considerations, Officers consider that the proposed development is acceptable and that planning permission should be granted subject to an appropriate Section 106 being entered into and suitable planning conditions being imposed.

Section 106: Yes

**PC140.**

**UNITS 2, 3 (PART) & 4 BLOCK W, HALE VILLAGE, FERRY LANE N17**

The Committee considered a report, previously circulated, which set out the application for planning permission for change of use from A1/2/3/4/5/B1 to gym (D2) at Units 2, 3 (part) and 4 Block W, Hale Village, Ferry Lane N17. The report set out details of the site and surroundings, planning history, proposal, relevant planning policy, consultation and responses, analysis of the application and equalities impact assessment, and recommended that the application be granted, subject to conditions.

The Committee considered the report, and the recommendations and it was:

**RESOLVED**

That application HGY/2011/2190 be granted, subject to conditions.

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.

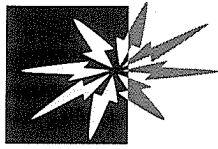
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

**MINUTES OF THE PLANNING SUB COMMITTEE  
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	<p>3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p> <p>4. No noise shall, in the opinion of the Chief Environmental Health Officer cause a nuisance to any occupier of property in the vicinity of the premises to which this application relates.</p> <p>Reason: In order to ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their property.</p> <p><b>REASONS FOR APPROVAL</b></p> <p>The proposed development is an appropriate use of the site and would support the function of the emerging local centre and cause no harm to the amenities of nearby occupiers or to public and private transport networks and highways. The proposed development is considered to be in compliance with Haringey Planning Policies UD3 'General Principles', TCR1 'Development in Town and Local Shopping Centres', TCR4 'Protection of Local Shops' and CW1 'New Community/Health Facilities' of the Unitary Development Plan 2006.</p> <p>Section 106: No</p>
<p><b>PC141.</b></p>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>There were no new items of urgent business.</p>
<p><b>PC142.</b></p>	<p><b>DATE OF NEXT MEETING</b></p> <p>16<sup>th</sup> April 2012, 7pm.</p> <p>The meeting closed at 21:05hrs.</p>

COUNCILLOR ALI DEMIRCI

Chair



Haringey Council

Agenda item:

[ ]

Planning Sub-Committee

On 16<sup>th</sup> April 2012

Report Title: Planning applications reports for determination

Report of: Lyn Garner Director of Place and Sustainability

Wards(s) affected: All

Report for: Planning Sub-Committee

**1. Purpose**

Planning applications submitted to the above Planning Sub-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 & Economy

Contact Officer: Ahmet Altinsoy

Development Management Support Team Leader

Tel: 020 8489 5114

**4. Local Government (Access to Information) Act 1985**

Planning staff and application case files are located at 6<sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ. 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](http://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 Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am – 5.00pm, Monday – Friday.

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Planning Committee 16<sup>th</sup> April 2012

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

<b>Reference No:</b> HGY/2011/1576	<b>Ward:</b> Highgate
<b>Address:</b> The Channing School Highgate Hill N6 5HF	
<b>Proposal:</b> Demolition of existing sports hall and provision of new buildings to provide new indoor sports, music and performing arts facilities together with associated landscaping works.	
<b>Existing Use:</b> School D1 Use	<b>Proposed Use:</b> School D1
<b>Applicant:</b> Mr R Hill The Channing School	
<b>Ownership:</b> Private	
<b>DOCUMENTS</b>	
<b>Title</b>	
Design & Access Statement	
Arboricultural Development Report –Arbtech Consulting	
Energy Statement and Renewables Feasibility – EAC	
Sustainability Report - EAC	
Historic Environment Risk Assessment - Museum of London Archaeology	
Daylight, Sunlight And Shadow Study - Delva Patman Associates	
Phase 1 Habitat Survey - Arbtech Consulting Ltd	
Draft Construction Management Plan - Blenheim House Construction	
Basement Impact Assessment Report - Heyne Tillett Steel	
<b>DRAWINGS</b>	
<b>Drawing number of plans:</b> 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.PL 201 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.	
<b>Last amended date:</b> 23 <sup>rd</sup> January 2012	
<b>Case Officer Contact:</b> Matthew Gunning	
<b>PLANNING DESIGNATIONS:</b> Road Network: C, Conservation Area, Listed Buildings, TPOs	
<b>RECOMMENDATION:</b> GRANT PERMISSION subject to conditions subject to sec. 106 Legal Agreement	

**SUMMARY OF REPORT:**

The proposal is for new buildings on site to accommodate a performing arts and sports facility following the demolition of the existing sports hall. The existing sports hall is a 1960's flat roof structure which the School identifies is no longer fit for purpose. The purpose of the new accommodation is not to increase the number of pupils but rather to provide qualitative improvements to the accommodation and facilities on site. While recognising the constraints of the site and pattern of development on this site and in the immediate area, it is considered that the layout, design and external appearance of the development (as amended) achieves an acceptable relationship adjacent to Listed Buildings and the character and appearance of this part of the Conservation Area. The amended proposals for the performing arts building, showing the revised front alignment and façade is a significant improvement. The scheme has been designed sensitively in terms of its relationship to adjoining properties and will not result in significant detrimental impact on the amenities of these residents, in terms of loss of daylight, sunlight, overshadowing or overlooking. The scheme demonstrates that effective planting can take place in the zone to the side of the proposed buildings to provide screening. The proposal will provide a high quality education facility which will provide enhanced opportunities for sports, the performing arts and learning, with wider benefits for the local community.

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10.3 Design &amp; Form;

10.4 Impact on Conservation Area &amp; Setting of Listed Buildings;

10.5 Archaeology;

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10.10 Impact on Privacy;

10.11 Noise;

10.12 Energy &amp; Sustainability;

10.13 Subterranean Development;

10.14 Construction Management;

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12.0 EQUALITIES

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15.0 APPENDICES

Appendix 1:Comments on Consultation Responses

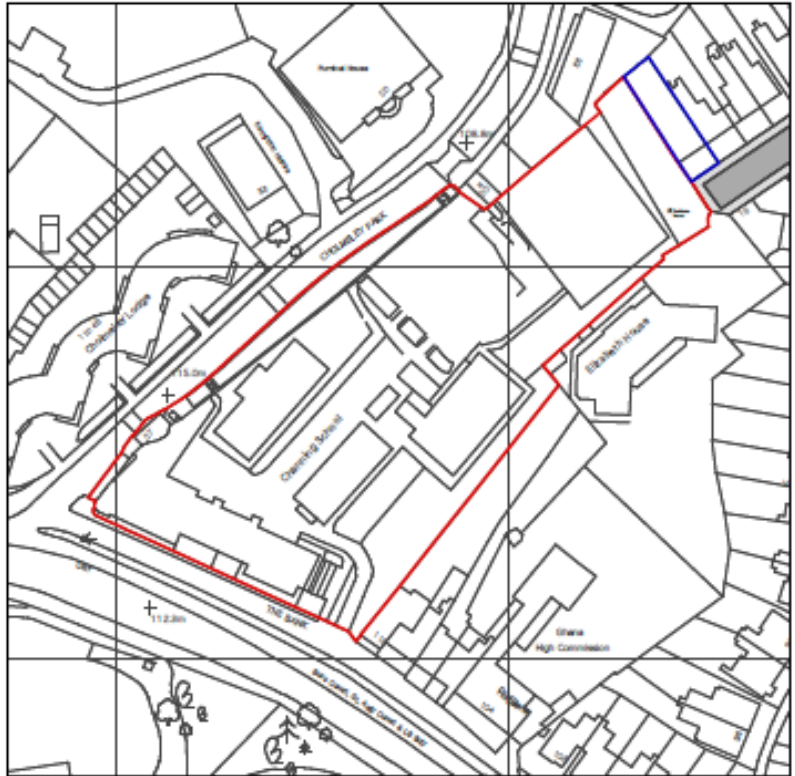
Appendix 2: Earlier Consultation Responses from Design & Conservation Team, English Heritage & The Highgate Society.

Appendix 3: Design Panel Minutes

Appendix 4: Development Management Forum Minutes

Appendix 5: Submission from 'Metropolis Planning & Design LLP' received on date of sending report to Committee Services (Not discussed or noted within report).

1.0 SITE & AERIAL PLAN





2.0 PHOTOGRAPHS & IMAGES



View from Highgate Hill: Looking up The Bank



View from Highgate Hill: Looking down The Bank



**View from Highgate Hill: Buildings destroyed during WWII to immediate right**



**View from within the site showing front of Sports Hall with Elizabeth House beyond**



**View from within the site showing front of Sports Hall**



**View from within the site showing front of Founders Hall**





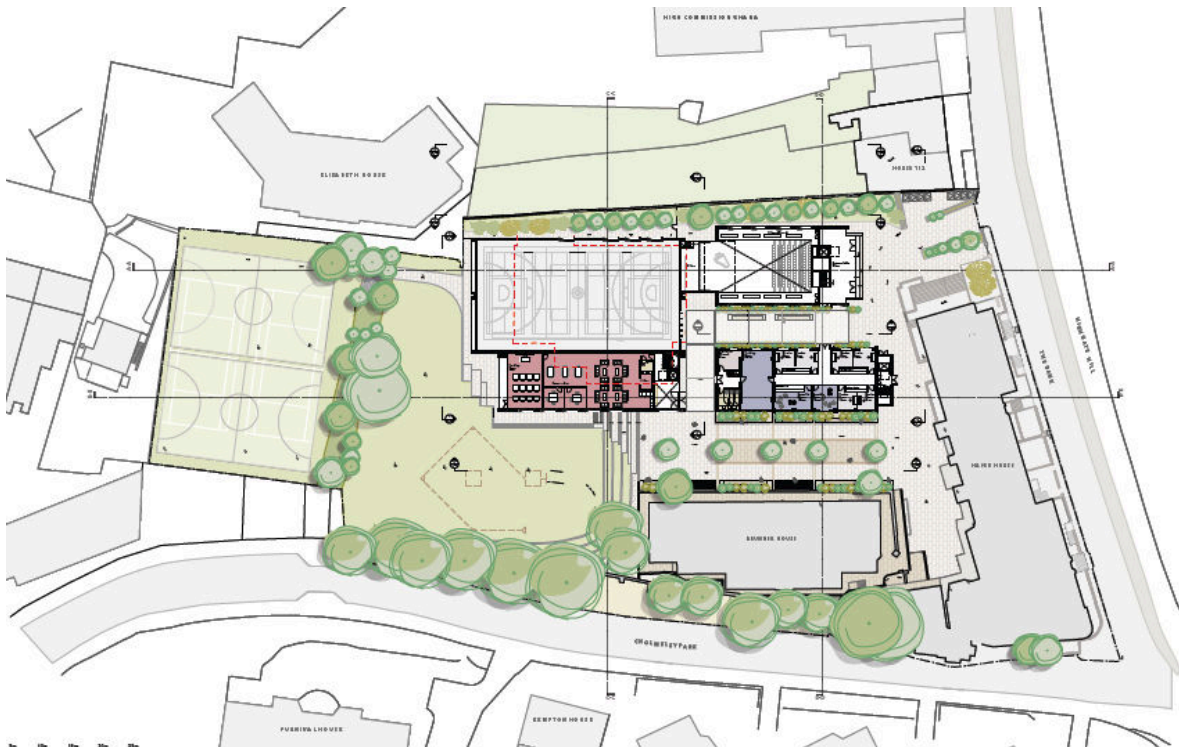
**View from within the site showing rear elevation of 108-112 The Bank**



**View from within the site showing rear elevation of Elizabeth House**



View from garden of No 112 showing the side of Founders Hall and Sport's Hall



Proposed Site Layout



Proposed Street Elevation



Proposed South East Elevation



Proposed Rear Elevation of Sports Hall



Proposed Rear Elevation of Sports Hall (CGI)

### **3.0 SITE AND SURROUNDINGS**

- 3.1 Channing School, an independent secondary school for girls, located off 'The Bank' on the north side of Highgate Hill, immediately to the south of the junction with Cholmeley Park. The School site has a prominent frontage onto Highgate Hill, and extends approximately 150m along Cholmeley Park. The junior school is located diagonally opposite on Highgate Hill and lies within the London Borough of Camden.
- 3.2 The site is 0.88 hectares in size and contains 3 main buildings fronting onto The Bank, all of which are Listed Buildings. Both No's.120 Slingley and 22 Westview, Highgate Hill are a pair of symmetrical mid C19 buildings. They are 3 storeys high with a basement and mansard roof with 2 dormer windows each. They are constructed in stock brickwork. They were listed Grade II in 1974. The adjoining No.124 Highgate Hill is a late Victorian style building 3 storeys high with a basement and mansard floor. This building has a prominent corner elevation on the junction of Highgate Hill and Cholmeley Park. There are decorative wrought iron railings in front of the buildings. No.124 is internally connected to both Nos.120 & 122 and forms part of the School.
- 3.3 Originally there was an identical pair of houses next door to the east; however these were destroyed during WWII and replaced by a larger mediocre 1950's 'replica' style. This building serves as the main entrance and reception area of the School, and is linked to the No's 120, 122, & 124 by internal connecting corridors.
- 3.4 Behind the main buildings fronting the site are two smaller buildings (Brunner House & Founders Hall), which sit at right angle to the main buildings. Further beyond these buildings close to the boundary with No 112 Highgate Hill is a sports hall. Beyond these buildings are sports pitches and tennis courts. The building arrangement and open space to the back of the site gives this school site a 'campus feel'.
- 3.5 The next door property, No 112 Highgate Hill, is a two storey building with an attic of modern design, which adjoins a 3 window wide building of C18 origin, with an altered hipped slate roof behind a parapet. All of the buildings within the neighbouring terrace (106-112 Highgate Hill) are Grade II listed, whilst the Ghanaian High Commission (No.106) at the end of the terrace is Grade I listed. The retaining wall to The Bank is also statutorily listed (Grade II). Behind No 112 and adjoining the application site is Elizabeth House; a 4 storey plus basement Grade II listed building, which is accessed from the end of Winchester Place and used as student accommodation. The application site falls within Highgate Conservation Area.

### **4. PROPOSAL**

- 4.1 The proposal is for new buildings on site to accommodate a performing arts and sports facility following the demolition of the existing sports hall. The existing sports hall is a 1960's flat roof structure which the School identifies is no longer fit for purpose, as it is in need of repair and furthermore it does not accommodate the space requirements to allow pupils to play certain sports.

- 4.2 The performing arts building will be a double height space and will be located to the side of Founders Hall. This building will accommodate an auditorium and staging facilities, with seating for up to 300 people.
- 4.3 The building will be visible through the main gates between the terraces along the Bank. Beyond this and linked via a glass atrium will be the new sports hall facility with double height sports hall and lower ground/ basement floor together with two-storey accommodation to the side to provide music and ensemble rooms and space to accommodate the new sixth form centre.
- 4.4 The new accommodation will have an overall new build footprint of 2050sqm; broken down as follows:
- sports facilities - approx 676sqm
  - performing arts centre - approx 553 sqm
  - music & drama - approx 509 sqm
  - sixth form - approx 206 sqm
- 4.5 The purpose of the new accommodation is not to increase the number of pupils but rather to provide qualitative improvements to the accommodation and facilities on site.
- 4.6 The scheme being recommended for approval has been subject to a number of changes from that initially submitted at pre-application stage and presented before the Design Panel, namely by sinking some of the accommodation underground, therefore reducing the footprint of the development (by 25%). The current scheme has also incorporated changes from that initially submitted, by way of pushing the performing arts building further into the site behind the front elevation of the Founders' Hall and by incorporating changes to the design and elevational treatment of its street frontage.

## 5.0 PLANNING HISTORY

### 5.1 Planning Application History

OLD/9999/3251 - Demolition of existing and erection of new roof involving the provision of new dormer windows- No decision

OLD/9999/0733 - Erection of first floor extension to provide additional classrooms, office, store and access stairway to improve science test teaching facilities – No decision

HGY/1991/0362 - Alterations to external elevations including rear roof extension at sixth form centre – Approved 08/07/1991

HGY/1998/0401 - Extension to existing single storey classroom block to rear of main school. – Approved 02/06/1998

HGY/1999/0125 - Erection of rear roof extension, infilling section of flat roof to match adjacent dormer roof with four inset dormers to facilitate new music room. – Approved 06/04/1999

HGY/1999/0286 - Erection of single storey rear extension – Approved 15/06/1999

HGY/2000/0436 - Erection of first floor extension to provide additional classrooms, office, store and access stairway to improve science teaching facilities. – Withdrawn 07/03/2001

HGY/2007/0474 - Erection of extension to existing ground and first floor, insertion of additional floor space within existing building. – Approved 25/04/2007

HGY/2009/0874 – Minor dismantling of existing gables and erection of new classrooms and ancillary accommodation to the existing Brunner House – Approved 27/05/2010

HGY/2011/0583 - Erection of lower ground and ground floor extension to existing courtyard buildings with new internal staircase, new external disabled lift to replace existing stairs / ramp including internal and external demolitions, alterations and refurbishment. – Approved 18/05/2011

HGY/2011/0584 - Listed Building Consent for erection of lower ground and ground floor extension to existing courtyard buildings with new internal staircase, new external disabled lift to replace existing stairs / ramp including internal and external demolitions, alterations and refurbishment. – Approved 18/05/2011

HGY/2011/1584 - Erection of lower ground floor extension to existing 1950s school extension to provide additional dining facilities and space for electric transformer room, with associated external hard landscaping (Extension to consultation period of 14 days) – Pending

HGY/2011/1585 - Listed building consent for erection of lower ground floor extension to existing 1950s school extension to provide additional dining facilities and space for electric transformer room, with associated external hard landscaping – Pending

5.2 Planning Enforcement History

None

6.0 **RELEVANT PLANNING POLICY**

6.1 National Planning Policy

National Planning Policy Framework 2012: The NPPF sets out 12 core planning principles which "should underpin both plan-making and decision-taking." Some of the core principles relevant in this case stipulate that planning should:

- Emphasise enhancing and improving the places in which people live their lives
- Support the transition to a low-carbon future, take account of flood risk and coastal change and encourage the reuse of existing and renewable resources;
- Seek to secure a high-quality of design and a good standard of amenity for occupants;
- Conserve heritage assets "in a manner appropriate to their significance";

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 5: Planning for the Historic Environment

Planning Policy Statement 22: Renewable Energy

## 6.2 London Plan (2011)

Policy 3.18 Education facilities

Policy 5.1 Climate change mitigation

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.6 Architecture

Policy 7.15 Reducing noise and enhancing soundscapes

## 6.3 Unitary Development Plan

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

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

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements  
 SPG2 Conservation and Archaeology'  
 SPG5 Safety by Design  
 SPG7a Pedestrian & Vehicular Movement  
 SPG7b Travel Plans  
 SPG8b Materials  
 SPG9 Sustainability Statement  
 SPD 'Housing' (Which contains section on Privacy, Overlooking, Aspect, Daylight

7.0 PRE-APPLICATION CONSULTATION

7.1 Prior to the submission of the planning application a range of pre-application discussions and meetings took place; namely:

- Pre-application Meeting with Planning & Conservation Officers - 6th April 2011;
- The Haringey Design Panel - 12th May 2011;
- The Highgate Society -13th May 2011;
- Pre-application Meeting with Planning & Conservation Officers - 21st June 2011;
- Neighbours on Highgate Hill- 28th June 2011;
- Highgate Society- 30th June 2011.

8.0 CONSULTATION

<b>Statutory</b>	<b>Internal</b>	<b>External</b>
English Heritage	Building Control Ward Councillors Transportation Legal Environmental Health Building Control Transportation Arboricultural Officer Nature Conservation Officer Crime Prevention Officer Waste Management	London Fire Brigade Crime Prevention Officer Sport England Environment Agency L. B. Islington L. B. Camden  <u>Amenity Groups</u> Highgate Society Highgate CAAC  <u>Local Residents</u> 106-112 (e) Highgate Hill Flat 1 – 4 (c) 110 Highgate Hill



		<p>Greenview Court  Winchester Place  Flats 1-48 Cholmeley  Lodge  2-16 Winchester Place  Flats 1-8 Elm Court  Cholmeley Park  Flats 1-6 Kempton House  Cholmeley Park  Flats 1-9 55 Cholmeley  Park  Flats 1-3 47 Cromwell  Avenue  Flats A, B, C 51 Cromwell  Avenue  Flats A &amp; B 53 Cromwell  Avenue  Flats A, B, C 55 Cromwell  Avenue  Flats 1-6 56 Cromwell  Avenue  Flats 1-8 57 Cromwell  Avenue  Flats 1-5 61 Cromwell  Avenue  Flats A, B, C 64 Cromwell  Avenue  1-8 Dukes Point Dukes  Head Yard  1-9 Park View Mansions  2-22 Highgate High Street</p>
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## 9.0 RESPONSES

### Crime Prevention Department of Haringey Police

- 9.1 The Crime Prevention Department of Haringey Police can provide all aspects of security advice as required. We can be contacted on 020 8345 2167.
- 8.2 We note from the application forms that references are made to a design and access statement and other documentation which has not been included on Haringey's website. It is therefore possible that the information we are seeking has been provided but has not been uploaded. If this is not the case we would recommend that you should seek further information from the applicant. This should include elevations at 1:50 of the new Hall and performing arts building, the Design and Access Statement referred to in the application form, the visualisations referred to which show the relationship and appearance of the new buildings to the adjacent listed buildings and structures (specifically in respect of the relationship to the Bank elevation.

### English Heritage

- 9.3 EH do not object to the demolition of the existing buildings on the site and note the revisions to the Bank elevation and southern elevation of the new hall. Whilst the revisions help to mitigate the visual impact on the character of the conservation area they would however ask that, if minded to grant permission for the proposal, that the local authority gives careful consideration to the proposed materials and to ensuring that these are of high quality and appropriate to the character and appearance of the conservation area and the setting of listed building.
- 9.4 EH would also wish to reiterate concerns in respect of the structural impact of the construction on the adjacent listed buildings and on the grade II listed retaining wall to the bank. In the event of the Council being minded to grant permission they would recommend that assurances and construction strategies are put in place, which secure the safety of the adjacent listed buildings and retaining wall to the Bank. They would raise particular concerns in respect of any proposals to service the site from the southern approach to the Bank and would recommend that the options for servicing the construction process are fully explored.
- 9.5 EH recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
- 9.6 The comments above are based on the revised plans. English Heritages earlier responses is attached in Appendix 2

### English Heritage (Archaeology)

- 9.7 The site lies in an area where archaeological remains may be anticipated, although this potential has likely been lessened due to the general terracing across the site in relation to the slope of Highgate Hill. However, I note that the new performing arts centre will be situated in a non-truncated area of the site and will have a basement level. This area of the school site is closest to the medieval road of Highgate Hill which was well established by the 16th and 17th centuries when adjacent properties were built, some of which are still standing. The proposed development may, therefore, affect remains of archaeological importance.
- 9.8 EH do not consider that any further work need be undertaken prior to determination of this planning application but that the archaeological position should be reserved by attaching a condition to any consent granted under this application. This is in accordance with Policy HE 12.3 of PPS5 and local policies.

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

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.'

- 9.9 Archaeological monitoring of geotechnical investigations would be a suitable initial method of evaluating deposit survival on the site, particularly given the anticipated terrace levels. The findings will inform the requirement for further evaluation. Should significant archaeological remains be encountered, mitigation comprising further archaeological fieldwork is likely to be necessary.

#### Sport England

- 9.10 Sport England has assessed the application in the light of Sport England's Land Use Planning Policy Statement Planning Policies for Sport. The overall thrust of the statement is that a planned approach to the provision of facilities and opportunities for sport is necessary in order to ensure the sport and recreational needs of local communities are met. Sport England does not wish to raise an objection to this application. However, Sport England recommends the following planning condition.

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.

Waste Management

- 9.11 An existing school building is being demolished and being replaced with new buildings therefore this should not add to the refuse provision required for the site; however it would be helpful to state current refuse and recycling provision for this site

Arboricultural Officer

- 9.12 Has noted 13 individual trees and 2 groups are to be removed to facilitate the new development. None are of high amenity value. The planting plan and SE elevation drawing shows a total of 18 replacement trees (Silver birch and Holly). The planting plan states that the new trees will be of nursery size, 16-18cm or 20-25cm stem girth. These are larger sized specimens which should be between 4-6m when planted, giving instant impact and provide some screening. Larger sized trees also need a greater amount of aftercare. They will need to provide a maintenance schedule for a period of at least 3 years

Building Control

- 9.13 Further details required to show compliance with Requirement B5 regarding Fire Fighting access.

London Fire & Emergency Planning Authority

- 9.14 Indicated initially they were not satisfied with the proposal in terms of satisfactory fire fighting access. An additional fire strategy access plan was submitted to LFEPA by applicant and subsequently they indicate that they have no objection.

Design & Conservation (Last Observations)

- 9.15 The amended proposals for the Performance Arts Building, showing the revised front alignment of the reception area and design of the main entrance lobby are considered a significant improvement, and therefore the Conservation Officers raise no objection to the proposals.
- 9.16 Notwithstanding the submitted plans and elevations the Conservation Officer consider that the main roofing material of the proposed new development should be a natural slate finish to harmonise with the Conservation Area, and that if the Planning Committee is minded to grant Planning Permission that it be subject to detailed approval following the submission of an acceptable sample material.

- 9.17 Considering the very serious risks to listed buildings and structures on The Bank serious very concerns remain on the proposed use of The Bank as the primary route for the conveyance of all building materials to the site and the removal of all spoil from site, the Conservation Officer therefore recommends that an alternative route to service this development be found and agreed.
- 9.18 Earlier comments from Design & Conservation in relation to the initial scheme submitted are outlined in Appendix 2.

#### Transportation

- 9.19 This site has a medium PTAL of 3 and is located within the Highgate Hill controlled parking zone operating Monday to Friday 10:00am- 12:00 noon, which provides a good level of on-street parking control.
- 9.20 It has been noted that the proposals are for to improvement of existing on-site facilities and that there is no intended increase in pupil capacity. Since the proposed development would not have any significant impact on the existing generated traffic or indeed car parking demand at this location, the highway and transportation authority would not object to this application. Any notice of approval should include the following condition:

The applicant shall submit a construction management strategy which is to be approved by the Transport Planning Team and is to show the routeing of traffic around the immediate road network and ensure that freight and waste deliveries are timed to avoid the peak traffic hours and pupil arrival/departure times.

Reason: To minimise vehicular conflict and the disruption to the traffic on the adjoining roads at this location and in the interest of highway safety.

#### Environmental Agency

- 9.21 Recommend 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.

#### Highgate Society (Earlier Responses)

- 9.22 Earlier consultation responses were received from Highgate Society on 9<sup>th</sup> Novemebr 2011 and 21<sup>st</sup> December 2011. There detailed responses are outlined in Appendix 2. Below is a summary of their comments/ objections as outlined in these two earlier letters:
- Extensive damage to the wall along the boundary with No 112, could cause hydrological problems to the adjoining properties;

- Object to any basements between the flank wall of the new buildings and the party wall with no. 112;
- Impossible to grow an extensive and dense planting screen;
- Huge impact on the amenity, in particular outlook and lighting, of not only 112 but also the houses adjacent;
- The gym and the PAB will entirely enclose what is a current an open aspect to form, with the houses a continuous L-shaped line of building.
- Problems with the PAB could be resolved by re-siting it either adjacent to the gym, or on the site of the approved 6th form centre;
- Construction Management Plan should be submitted as part of the application;
- Deep excavations will result in a disruption to the extremely complex water run off system within the area
- The elevation with a gable end is unsympathetic to the style, form and materiality of the existing adjacent buildings;
- The archaeological report which was submitted is based on an earlier scheme and is inaccurate;
- Any scheme adjacent to Listed Buildings, particularly those of this quality, should respect these and be designed within their context. This does not appear to have happened with the Performing Arts Building;
- A pinch point would be created at the school entrance, which could cause future congestion and problems with servicing.
- The amount of excavation coupled with the small size of the lorries, would generate a large number of movements a day, considerably in excess of that to be expected with normal construction traffic. This would have a detrimental effect on the neighbours;
- The Bank is structurally fragile and it is very likely that there could be damage to the fabric from the lorries.

Highgate Society – 28<sup>th</sup> February 2012

- 9.41 “On the basis, whilst recognising the efforts the school has made to address out concerns, the Society feels it must object to the scheme
- 9.42 The Construction Management Plan - A Plan has been submitted but this only serves to highlight the problems of implementing this scheme with the requirement to excavate extensive basements. The work would be spread over two summers, would involve effectively cutting off The Bank, would result in the loss of parking spaces and would result in a considerable loss of amenity to the adjoining residents
- 9.43 Hydrology - The additional information includes a Basement Impact Assessment. As a lay body, the Society does not have the technical expertise to provide a detailed response to this. However under section 5.1, Potential Impacts, a number of alarming issues are identified. These include
- a. Possible local slope instability
  - b. Change in quality and quantity of water flow
  - c. Removal of trees resulting in instability
  - d. Dewatering could cause ground settlement

- e. Basement excavation could cause damage to road and footway (although over 5m)
  - f. Basement extending into aquifer affecting ground water flow
  - g. The amount of grass is reduced thus increasing the surface water flow  
Bearing in mind that the adjoining buildings and The Bank are of a considerable age and therefore fragile, it would appear that there is a very real risk of damage to these as a result of the basement works.
- 9.46 In addition, concerns are now being raised about the impact of diverting water or pumping it into the main sewers. In the case of Hampstead Heath this is causing worries as to the impact of the ponds. In this a case, although there are no ponds, there is an identified network of culverts and underground streams and the impact of a large basement on the hydrology of these is an unknown factor.
- 9.47 Listed Buildings - As above, a real risk of damage to the listed building and roadway has been identified by the Basement Impact Assessment. There is also the question of whether the design of the building enhances the listed buildings. The Society is of the opinion it does not. PPS5 requires that any damage to a designated heritage scheme be balanced against any benefits of the scheme. It is without question that the new Performing Arts Building will impact adversely on the adjacent listed buildings, in particular no 112. Whilst the school undoubtedly feel the need for the scheme, there are alternative locations for the hall and as such this would outway the benefits In the recent Appeal Decision APP/Y5420/A/11/2162694, dated 6th February 2012, for 225 Archway Road N6 5BS, the Inspector found against the appellants on these grounds ”

#### Highgate CAAC

- 9.48 Having objected to the earlier proposals, and having attended the Development Management Forum on 23 November, the Highgate CAAC recognises that the applicants have to some extent responded to residents' concerns and those of others but it still feels that the amended proposals would be damaging to adjacent listed properties and to the character of the Conservation Area as they stand.
- 9.49 The CAAC understands that Haringey has required other applicants such as those for Furnival House to submit a construction management plan as part of the application. This is potentially a very serious issue and not one which could be dealt with as a condition, since, if the suggestion that access could be via an overhead gantry across The Bank from a space on Highgate Hill were in all likelihood to prove to be unworkable, it would necessitate alternative proposals for access from Cholmeley Park and/or Winchester Place, which would necessitate further consultations with affected parties before permission could be granted.
- 9.50 The CAAC is not convinced that the major excavation which is proposed would not adversely affect underground watercourses which exist and which the

hydrology report does not adequately consider. It is unsatisfactory merely to say that the water table in one area is deeper than the likely excavation depth. A detailed survey is needed.

- 9.51 The CAAC welcomes the reduced footprint of the music department and its reconfiguration with the entrance to Highgate Hill, set back, and the removal of a basement from the side nearest the neighbour's boundary wall but considers the proposal to retain the basement on the south side of the new sports hall unacceptable. To suggest that screen planting could be achieved in a shallow trench over a concrete slab is not credible. The application should include landscape proposals including screen planting near the Bank frontage and along the south boundary. It is unacceptable that the proposed roof pitch has not been reduced or perhaps eliminated so that the music department and sports hall would be less intrusive towards the neighbouring properties. The CAAC understands that English Heritage has suggested that the wall and roof materials should relate to those of the school rather than to the terrace of listed buildings. The CAAC would welcome rustic London Stock brickwork and slate roofing at a lower pitch, which is feasible, perhaps with a higher underlay specification or much lower pitches in a suitable material.

#### Highgate CAAC (Last Comments)

- 9.52 The CAAC say that that virtually none of their concerns have been addressed. In particular, the basement of the sports hall remains against the boundary and suggested planting over it is totally unconvincing. The roof pitches remain unchanged, the revised street elevation is inappropriate. The construction management plan raises more questions than are answered. In particular, the evaluation of possible access points is inconclusive. There is no clear assessment of the extent of excavation and how material will be removed from site.
- 9.53 The basement assessment is unspecific, not based on site tests, and unconvincing in its conclusions that there will be no problems. The potential damage to the Bank and its listed wall is serious.

#### Local Residents

- 9.54 Letters of objection have been received from the residents of the following properties; No's. 2 Margaret House The Bank, No's 106, 108, Flats 1 & 2 110, 112 Highgate Hill, Flats 22 & 24 Cholmeley Lodge; 169 North Hill; 139 Victoria Road N22; 4 Cromwell Court; 21 Muswell Hill Road; Roseacre Station Road Wargrave as well as a letter from Davis Planning. The objections raised are summarised as follows:

#### Bulk & Design

- Channing School is already an overcrowded site composed of a notch patch of buildings of various periods and styles, the mess of buildings will only be compounded if the application is approved;



- The sports hall is a meter higher than the one that is in situ and considerably larger and the proposed music centre will eliminate any open view of the area from the rear neighbouring properties;
- There is a lack of computer generated drawings of the sports hall/performing arts centre and the view impact from Cholmeley Lodge;
- Building would not be in keeping with the existing skyline;
- The development is well beyond the scope and the keeping of the area and would damage the view of the surrounding properties;
- Any large changes such as this will inevitably alter the nature of The Bank which is essentially unique, as a structure, with its historic old period houses;
- These very large buildings will help to destroy the atmosphere and architectural interest which has been created over hundreds of year;
- PV panels would be an unsightly addition to this roof when viewed from neighbouring properties;
- Object to the pitch of the roofs of both buildings - gives an obtrusive view when seen from neighbouring house;
- Changes are just minor cosmetic changes to the façade of the front elevation of the performing arts building;

### Impact on the Conservation Area

- The design of the proposed building is totally out of character with the neighbouring buildings which, for the most part, are Georgian and have mansard roofs;
- The development overall is at variance with the character of The Bank;
- The proposed development will have a negative impact on the conservation area, the setting and physical condition of adjacent and neighbouring listed buildings;
- The gap that is maintained forms an important area of open space separating the school buildings from the historic terrace to the south east and any development within this space should be subservient and respectful of the context and the historic development of the area;
- Built structures will be significantly closer to the street frontage;
- The archaeological report does not extend forward to The Bank;

### Amenity Issues

- The visual impact would still be huge and unsightly, most strikingly from the gardens of 110 and 112 Highgate Hill, which will be boxed in and made claustrophobic in an unacceptable way;
- Overbearing impact of the proposed structure on the amenity of local residents;
- Buildings will dominate neighbouring gardens;
- The houses and gardens are generally set at a lower level than the school site making them particularly sensitive to any new built structures on the site;

- The rear elevations of properties in Highgate Hill all contain prime habitable room windows;
- Surrounding area will be disturbed by noise and dirt through two whole summers;
- Intensification of usage (i.e. noise from events, music, traffic etc).
- Concern that the windows to the arts building would face the garden of No 112;
- The proposed management plan sets out a construction period of three years - this level of disruption that this will cause is wholly unacceptable;

#### Traffic Generation & Access

- Channing School is a cause of major traffic problems, more facilities will mean more children and more traffic;
- Highgate Hill is already heavily congested every morning and evening, partly caused by parents dropping children at the Channing School;
- Transport to and from the school already impacts negatively on the Bank as there is little parking or turning space;
- Concerns about the traffic impact of this construction – very narrow road which is used by a lot of pedestrians, including many small children going to the park;
- Enormous disruption along The Bank making the road highly dangerous for pedestrians;
- The school has not addressed the issues of access;

#### Environmental Issues

- Loss of trees and shrubs with a detrimental impact on birds and wildlife;
- There will be yet another increase in hard surfacing with the usual problems concerning rainwater runoff;
- The current proposal would eliminate the lawn and all currently visible green space;
- Concerned that the build may divert the course of subterranean streams or springs and affect the listed buildings in the area;
- Channing seems to have done the minimum necessary to get a BREAM 'very good' assessment;
- No apparent space left for soft planting to provide any new setting to the building;
- The possibility of planting a dense screen of vegetation to the side of the proposal is very limited;

#### Construction

- Believe that the prolonged excavation of the site and subsequent piling for foundations will cause environmental and potential structural damage to surrounding buildings, a large number of which are listed and of architectural significance;

- Impact on the Bank from removing a wall to excavating the basements to both buildings;
- The building works will put the retaining wall of The Bank, which is a listed structure, in jeopardy;
- Impact of driving heavy lorries and cement mixers up The Bank;
- All the houses on The Bank are at least Grade 2 Listed as such the passage of heavy plant causes damage to the pointing of neighbouring house and serious damage to The Bank;
- The school should have to arrange alternative access through Chomonley Park or some other route;
- Danger to the integrity of the road which is supported by a wall which has been replaced several times;
- Major health and safety risk to have lorries going up and down that road - railings have been severely dented on several occasions due to these lorries glancing off them and it is quite possible that they could go through the railings and off the verge onto the nearby main road causing injury, possibly even death in extreme cases;
- The Bank is a very fragile structure being completely unsuitable for heavy vehicular traffic, particularly delivery lorries such as HGVs etc;.
- Closing The Bank to pedestrians at the level of the site entrance would mean that all local pedestrians would be forced to use the footpath on the other side of Highgate Hill to reach Highgate;

#### Other

- Would like to know what the plan is for the portacabins as there are an eyesore in what is a Conservation Area;
- Alternative options for the school's development plan do exist - one would be to build at the back of the site on the existing tennis courts, which could help avoid the visual destruction of the character of the Bank.

## **10.0 ANALYSIS / ASSESSMENT OF THE APPLICATION**

The main issues in respect of this application are considered to be:

- 10.1 Principle of development;
- 10.2 Site Layout;
- 10.3 Design & Form;
- 10.4 Impact on Conservation Area & Setting of Listed Buildings;
- 10.5 Archaeology;
- 10.6 Trees & Landscaping;
- 10.7 Impact on Ecology;
- 10.8 Daylight, Sunlight & Overshadowing;
- 10.9 Impact on Visual Amenity;
- 10.10 Impact on Privacy;
- 10.11 Noise;
- 10.12 Energy & Sustainability;
- 10.13 Subterranean Development;

10.14 Construction Management;  
10.15 Planning Obligations/ S106.

## 10.1 PRINCIPLE OF DEVELOPMENT

- 10.1.1 Policy G9 'Community Well Being' states that development should meet the boroughs needs for enhanced community facilities with the objective of increasing the overall stock of good quality community facilities, especially in areas of shortage. The replacement London Plan 2011 is also supportive of the need for good quality education facilities and states that "access to a high quality school education is a fundamental determinant of the future opportunities and life chances of London's children and young people". Policy 3.18 recognises that changes in the school curriculum and concurrent targets for educational attainment may also require the expansion and/or provision of additional school facilities.
- 10.1.2 The applicants outline that there is a lack of dedicated performance space which mean that the opportunities to play in ensembles and orchestras is limited which is impacting upon the school activities. As outlined above the sports hall is identifies as no longer fit for purpose, as it is in need of repair and does not accommodate the space requirements to allow pupils to play certain sports. There is also a need to improve the sixth form accommodation to provide space for independent learning.
- 10.1.3 The demolition of the existing sports hall building is considered to be acceptable. The LPA would encourage that the proposed new performing arts and sports facilities at times to be open to the wider community; therefore providing 'extended school services' on site.
- 10.1.4 The building will be sited on an area previously development (pre-WWII). As discussed further on in this report the layout and physical design of the proposed development is considered acceptable, bearing in mind the pattern of development on the site and in the immediate area. Overall the proposal will provide a high quality environment to support learning, sports and performing arts; helping to ensure the long term future and success of the School. As such the proposal is in accordance with policy CW1 and the London Plan.

## 10.2 SITE LAYOUT

- 10.2.1 As outlined above the proposal is for a new performing arts building which will sit parallel to Founders' Hall and for a new sports hall and recreation building/ sixth centre to the rear, following the demolition of the existing sports block. The performing arts building will be 24m in depth and approximately 13m in width. This block is positioned 5m in from the boundary with No 112 at its furthest point and 4m at its closest point. The new sports hall and recreation building/ sixth centre building will have a comparative footprint and siting to that of the existing sports hall. This part of the development with its 'w shaped' roof form will project 2.5m deeper into the site and will be 1.8m wider.

- 10.2.2 It is recognised that the existing school site is constrained in terms of its size, layout and topography, in addition to its proximity to adjoining residential properties. The siting of the new performing arts block has been influenced by a desire to keep the “heart of the school” to the front of the site while retaining as much of the openness and green space to the rear of the site. The Founders’ Hall is recognised as the most attractive and historically important building on the site and as such the site layout serves to reinforce this building’s position at the heart of the school.
- 10.2.3 As noted above the building footprint has changed from that initially submitted at pre-application and design panel stage, by sinking some of the accommodation underground, therefore reducing the footprint of the development (by 25%). The layout of the current scheme has changed slightly from that initially submitted, by way of pushing the performing arts building further into the site behind the front elevation of the Founders’ Hall.
- 10.2.4 The proposals will not reduce the width or flow of the entrance road through the school which is considered sufficient to enable the entrance of emergency vehicles to the school. The London Fire & Emergency Planning Authority have subsequently indicated that they have no objection.

### 10.3 DESIGN & FORM

- 10.3.1 Policy G2 ‘Development and Urban Design’ and UD4 ‘Quality Design’ states that development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment. The objectives of the policy are to promote high quality design which is sustainable in terms of form, function and impact, meeting the principles of inclusive design and supporting sustainable development.
- 10.3.2 As outlined above the layout of the scheme is very much influenced by way of the positioning of The Founders’ Hall and the relationship it has with Brummer House. Equally the new performing arts block is influenced by the grain, scale, mass & orientation of the existing buildings. The eaves and ridge height of the new performing arts building will sit below that of Founders’ Hall. The eaves height of the sports block is similar to that of the existing (5.5m) however it will have a steeper pitched roof with higher ridge (8.2m). The performing arts building will be at a height of approximately 8.2m to ridge and 4.5m to the eaves.
- 10.3.3 The building will be largely faced in brick with stone at plinth level and to the exterior of the entrance foyer to the performing arts block. The roofing material (tile) will match the brick colour; however the performing arts block element will have a slate roof. The buildings will have recessed window openings with bronze lining. The use of brick and stone as the predominant facing material is considered to be acceptable and sensitive to the surrounding context. The submission of materials’ samples will be required prior to commencement of works, secured by way of a condition.

10.3.4 One of main design aspects of the scheme is the elevation and treatment of the performing arts block which will face Highgate Hill, and represents the only visible elevation from public vantage points. This positioning of the entrance foyer and its elevational treatment has changed from that initially submitted. The horizontal and vertical elements of this façade have improved from that initially submitted. The central element of this façade will have bronze metal louvres. This part of the structure will be largely glazed therefore toning down the building bulk which will sit behind it. This approach is considered to be acceptable and follows a strong trend in modern architecture towards transparent structures, particularly in the case of public buildings.

10.14 Overall the siting, architecture and design of the proposed buildings, while of a modern design, are considered to be acceptable and will be sympathetic to the existing building on this school site and the broader townscape. As such the proposal is considered to be in accordance with policies UD4 'Quality Design' and CSV1 'Development in Conservation Areas'.

#### **10.4 IMPACT ON CONSERVATION AREA & SETTING OF LISTED BUILDINGS**

10.4.1 PPS5 sets out the Government's policy for the historic environment and its heritage assets being conserved and enjoyed for the quality of life they bring to current and future generations. In considering applications, local planning authorities should take into account, in accordance with Policy HE7.4, the desirability of sustaining and enhancing the significance of heritage assets, and there is a presumption in favour of conservation of designated heritage assets.

10.4.2 The site is located in Highgate Village, the heart of the Highgate Conservation Area. As pointed out there are a number of listed properties in the immediate vicinity of the application site; namely properties along The Bank and Elizabeth House to the rear.

10.4.3 The proposal will involve the removal of the existing 1960's sports hall structure. As set out in the accompanying conservation area application, this structure is of no architectural merit.

10.4.5 In pre-application discussions concerns were raised on the positioning of the performing arts block and the elevational treatment of the gable end as viewed within the context of the streetscene of Highgate Hill and the associated impact on the conservation area and the setting of the Listed Buildings.

10.4.6 As discussed above the siting and design of the performing arts buildings and sports hall to the rear is now considered to be acceptable and will serve to preserve the character and appearance of this part of the conservation area. The proposed development will be set back from the main thoroughfare of Highgate Hill by 30m and the subsidiary terrace of The Bank by 21m.

10.4.7 The frontage onto this part of Bank and part of Highgate Hill is more institutional in character given the height and width of the buildings in question

and their presence at the highest point of the Bank From certain vantage points along Highgate Hill the building will be visible through the gap. The new building will also sit at higher ground; however given the set back and the largely glazed elevation façade, the building will have a more light weight appearance therefore being more sympathetic to the visual break/ gap that existing along The Bank. As such it is considered the proposal will not adversely affect the special architectural and historic interest or qualities of the buildings which front onto the Bank. As pointed out earlier in this report historically there was a building in this gap next to No 112. Equally it is considered that the proposed sports building will have no material effect upon the heritage interest of Elizabeth House; having a similar relationship as per the existing Sports Hall.

10.4.8 The development proposal, which secures the continued long term use of this site for educational purposes, which in the case of PPS5 is a consideration in determining whether the harm caused is out weighed by wider benefit of the proposal. Policy HE10 of PPS5 says that when considering applications that do not preserve those elements of the setting of a heritage asset the “local planning authorities should weigh any such harm against the wider benefits of the application”.

10.4.9 The architectural quality of the proposed development and its siting is considered to be acceptable so preserving and enhancing the character of this part of the conservation area and the setting of Listed Buildings.

## 10.5 ARCHAEOLOGY

10.5.1 The site is located within a designated area of archaeological importance, as shown in the UDP map (D12 Highgate Village), which indicates that archaeological remains may be found in this part of the Borough. An archaeological and heritage impact assessment has been prepared by MoLAS and submitted with this application.

10.5.2 The assessment advises that the site represents a low risk in terms of archaeology, with little potential for significant remains to be present. English Heritage comments note that the new performing arts centre will be situated in a non-truncated area of the site and will have a basement level. This area of the school site is closest to the medieval road of Highgate Hill which was well established by the 16th and 17th centuries when adjacent properties were built, some of which are still standing. The proposed development may, therefore, affect remains of archaeological importance.

10.5.3 English Heritage do not consider that any further work need be undertaken prior to the determination of this planning application, but state that the archaeological position should be reserved by attaching a condition to any consent granted under this application.

## 10.6 TREES & LANDSCAPING

- 10.6.1 An Arboricultural Report (prepared by Arbtech Consulting Ltd) has been submitted with this application, which shows the removal of 13 trees (T2, G1, T4, T6, T8, T9, G2, T10, T110) in order to facilitate this development. The trees to be removed are not considered to be of significant amenity value. An indicative landscaping plan has been submitted with the application outlining the landscape/ planting proposal, including the planting of 20 trees.
- 10.6.2 Extensive landscaping is proposed to mitigate the impact of the new buildings, particularly along the boundary with No 112 Highgate Hill. It is also proposed to landscape part of the rounders pitch so that it becomes a more usable and integrated space linked with the proposed new building. New terraced landscaping will be provided to reflect the existing changes in level that occur naturally on the site. The applicant's have indicated that the provision of a "green wall" associated with the sports hall to the east, adjacent to the bottom of No112's garden, can possibly be looked at.
- 10.6.3 A concern was raised by the Council's Arboricultural Officer in respect of the watering/ maintenance of the raised planters. The applicant have indicated that these are likely to be fitted with internal Irrigation tanks in each planter to provide a reservoir between manual watering applications, there will be a manual watering point and hose available. They also indicate that consideration may also be given to an automatic irrigation system using a drip line system.

## **10.7 IMPACT ON ECOLOGY**

- 10.7.1 A Phase 1 Habitat Survey (also prepared by (prepared by Arbtech Consulting Ltd) was carried out to understand and assess any potential habitats that may be affected as a result of the proposals. The results of the survey showed that no active nests were observed in the designated trees identified for removal. In terms of the bat habitat in the area the trees designated for removal displayed negligible to low bat roosting potential.

## **10.8 DAYLIGHT, SUNLIGHT AND OVERSHADOWING**

- 10.8.1 A daylight and sunlight study was prepared (by Delva Patman Associates) and submitted with this application to assess the likely impact of the proposed development on the nearest neighbouring residential properties. The report has been carried out in accordance with BRE Report 'Site Layout Planning for Daylight & Sunlight" 1991, the standard identified by Haringey's Unitary Development Plan. The study specifically considers the nearest residential properties next door (112) and Elizabeth House which adjoins to the back of the site.
- 10.8.2 This report fully considers the VSC method of analysis to consider the impact on neighbouring properties. The VSC is a measure of the amount of light available to any window and depends upon the amount of unobstructed sky that can be seen from the centre of a window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by



calculating what is called the vertical sky component at the centre of the window. The BRE guide advises that non-habitable rooms need not be analysed for VSC. The result of the daylight analysis (VSC) complies with BRE.

10.8.3 In terms of daylight the Average Daylight Factor (ADF) has been analysed which indicate that the neighbouring kitchen in 112 The Bank will comfortably comply. As such the proposal will have a negligible effect on this neighbouring residential property in terms of daylight.

10.8.4 Sunlight analysis has been undertaken by measuring the annual probable sunlight hours (APSH) for the main windows of rooms which face within 90o of due south. Due to orientation this only applies to Elizabeth House. The report shows the scheme would comply with this BRE guideline and as such have negligible impact on sunlight.

10.8.5 Due to the orientation of the new building blocks and its associated siting and height, the proposals will not generate any permanent shadow to the neighbouring garden of No 112. The scheme is therefore compliant with BRE criteria for shadow assessment.

## **10.9 IMPACT ON VISUAL AMENITY**

10.9.1 Given the siting of the development the proposal will have some impact on the residential and visual amenities (aspect & outlook) to the house immediately next door: No 112 The Bank. The next door property is a two storey building with attic, which adjoins a Georgian Town House (Grade II Listed Building). The rear gardens of these properties are set lower than the ground level of the school site. In addition the proposed development would come closer to Elizabeth House located a short distance to the north.

10.9.2 By sinking some of the accommodation underground the associated height and footprint of the buildings have been reduced from that submitted at pre-application stage. The eave height of the proposed buildings will be similar to the eaves height of the existing sports hall. While the overall height of the building will be higher, the roofs will be at a 30 degree pitch. As outlined above the performing arts block is positioned 5m in from the boundary with No 112 at its furthest point and 4m at its closest point. This gap will provide a satisfactory space to incorporate tree planting/ landscaping next to this shared boundary to soften the appearance of this new built form as viewed from the windows and gardens of No's 110 & 112. In the case of No 110 it is noted that the widows on the rear elevation of this building serve kitchens and bathrooms to the four flats in this building.

10.9.3 The space between the Performing Arts Building and No 112 has been further increased over the period of the application to provide sufficient space for sensitive landscape planting and screening. The landscaping schemes demonstrates that effective planting can take place in this zone therefore helping to soften the appearance of the building as viewed from these

neighbouring properties. In addition there is already in place some mature shrubs in this area which are growing effectively.

10.9.4 On balance it is therefore considered that the proposal will not adversely affect the aspect and outlook from these neighbouring properties.

#### **10.10 IMPACT ON PRIVACY**

10.10.1 The external façades of the buildings that will face the boundary of 112 Highgate Hill will have punctured glazed openings to allow light into the building and to provide a level of design interest into what would otherwise be a blank brick wall. The glazed openings will not be openable and given their positioning above eye level they will not lead to overlooking of the gardens of No's 110 and 112. It will be conditioned that these windows be obscure glazed in order to protect the privacy of these residents.

#### **10.11 NOISE**

10.11.1 The new buildings will have acoustic installation in accordance with the performance standard required by Building Bulletin 93. The plant room will be located within the envelope of the building, a substantial distance away from residential properties. The plant room is also partially sunk into the lower ground level which reduces any potential noise issues.

10.11.2 A condition will be placed on this consent to the limit the hours of use of the performing arts venue and sports hall.

#### **10.12 ENERGY & SUSTAINABILITY**

10.12.1 London Plan and local policy requires development to meet the highest standards of sustainable design, including the conservation of energy and water, ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. Policy G1 "Environment" of the Council's UDP states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources.

10.12.2 The following energy/sustainability improvements are proposed with this scheme:

- Provision of acoustic insulation;
- Provision of mechanical air extract with heat recovery where ventilation is poor;
- Installation of new electrical system including new highly efficient low energy light fittings throughout;
- Provision of a new building management system to actively control heating, ventilation and the solar control blinds;
- Collection of rainwater from the roofs for WC flushing wherever possible and to provide rainwater to water butts for watering the landscape;

- Installation of a low-water irrigation strategy/system or where planting and landscaping is irrigated via rainwater or reclaimed water;
- Provision of recycling points for a range of materials;
- Specifying environmentally low impact building products;
- Reuse of the building's existing structure.

10.12.3 In accordance with the requirements of the London Plan, an assessment of the potential contribution of renewable energy technologies for this development has been undertaken, to show how a target reduction of 20% in carbon emission can be achieved based on current Building Regulations minimum construction requirements.

10.12.4 A number of potential renewable technologies were considered namely wind, photovoltaics, solar hot water systems, biomass heating, and power, ground sourced heating and ground sourced cooling. This report identifies the most cost effective option is to provide 181m<sup>2</sup> of PV panel to a gas fired boiler V+HVAC system in order to achieve the 20% reduction in CO<sub>2</sub>. This 'Energy Statement and Renewables feasibility' report states that the highest energy use in the buildings will be water provision in relation to the changing rooms.

10.12.5 A BREEAM pre-assessment has been submitted with the application showing how the development is anticipated to achieve an 'excellent' or 'very good' rating.

### **10.13 SUBTERRANEAN DEVELOPMENT**

10.13.1 The development would involve excavation to create a basement floor beneath the performing arts buildings and lower ground floor beneath the gymnasium building. In addition the playing fields would undergo some levelling.

10.13.2 As brought to the attention of the applicant's at pre-application stage there is a feeder stream arising in the vicinity of Channing School, crossing into Cromwell Avenue, running via Langdon Park Road, joining the main stream (Cholmeley Brook) beyond Parkland Walk and eventually feeding into the Moswelle River. A Basement Impact Assessment Report (carried out by Geotechnical and Environmental Associates) has been carried out and submitted with this application. This report is in the form of a desktop study and ground investigations.

10.13.3 The Geological Survey map of the area (sheet 256) indicates that the site should be underlain by the Bagshot Formation, overlying the Claygate Member which is in turn underlain by the London Clay Formation. The Bagshot Formation and Claygate Member are classified as a Secondary 'A' Aquifers, meaning they have permeable layers capable of supporting water supplies at a local rather than strategic scale. The investigation has indicated that the groundwater level is below the proposed development. The report says that due to the predominantly cohesive nature of the soils, the groundwater flow rate is anticipated to be very slow. The results of the groundwater monitoring

indicate groundwater flowing towards the east, thus following the general topography as expected.

- 10.13.4 The report concludes that the proposed development is unlikely to result in any specific issues relating to hydrogeology and hydrology of the site and that with suitable construction methods they can ensure slope stability at the site.
- 10.13.5 The school have indicated that they have made a commitment in writing to the owner of No 112 that it would fund an independent survey of the party walls prior to and following any construction. The School have indicates that the necessary boundary/party-wall agreement with the neighbours will require the safeguarding of the wall and whilst there is no intention to amend or alter it in any way, should any remedial repair works be necessary, these will form part of the school's/contractor's liability associated with implementation of the development. A condition will be imposed asking for a suitably qualified chartered engineer to inspect and monitor the critical elements of both permanent and temporary basement construction works throughout the duration of the project.

#### **10.14 CONSTRUCTION MANAGEMENT**

- 10.14.1 This is a large development at a constrained site with a high number of vehicle movements required to remove material in order to facilitate the development. The school will remain open throughout the duration of this build project. A draft Construction Management Plan (CMP) has therefore been submitted to examine how the works can be successfully managed without undue impact on the highway network, the structural stability of the Bank and to ensure the safety of pupils attending the school.
- 10.14.2 A number of options have been put forward in terms of site access and egress for construction movement. Two of the access arrangements would involve using the Bank. The first of these options would involve driving down the Bank from the top end and loading and unloading on site and then leaving the site via the same route. Meetings have taken place between Highway & Transportation Officers and the Council's Structural Engineers along with representatives of the applicant's team. It is agreed that this option is dependent on structural and load assessments being carried out in connection with repair works to the Bank. Examinations of the Bank show that it has a concrete retaining wall behind the facing brickwork. Damage has been caused to the brickwork and is associated with vehicles reversing into the railings which sit above the brickwork. The introduction of a one way system along the Bank is currently being implemented to address this issue. As well measures to repair the brickwork and replace the railings (which are not original) are being looked at. Structural and load assessments are expected to be carried out shortly.
- 10.14.3 The second of the options put forward would be to create a jetty platform that would be constructed over the listed structure on Highgate Hill, therefore

putting no weight on it. Materials would be loaded into vehicles waiting on Highgate hill using hydraulic tipping dumpers etc. Materials coming into site will be loaded onto the platform and transported into site using fork lift trucks. Larger materials requiring off-loading by crane will be un-loaded using a luffing jib tower crane positioned on-site and lifting from the vehicles on Highgate Hill. Large plant required for the project such as hydraulic excavators will be lifted into the site by mobile cranes standing on Highgate Hill.

10.14.4 The last is for access from Cholmeley Park. The School has made initial contact with The Harrington Scheme with regards to the feasibility of accessing the development site via their land off Cholmeley Park. At this early stage it is assessed that there is a possibility that this approach into the School could be a viable option. However, this would wholly be dependant on reaching terms that would be acceptable to both parties including a number of physical and legal issues.

10.14.5 The project as now proposed will not commence until summer 2013. The programme draft as outlined in the report is therefore not correct. The applicant's have however still indicated a completion date in 2015.

10.14.6 In conclusion it is considered that sufficient information has been provided at this stage to demonstrate that the project can be carried out without impact on the structural stability of adjoining properties, hydrogeology and hydrology of the area.

10.14.7 The three different access and egress points put forward in the draft Construction Management Plan will inevitably have some impact on the amenities of adjoining residents, however with appropriate management the disturbance associated with construction and its impact on the amenities of nearby residents can be minimised.

10.14.8 The applicant's have indicated that they will operate the project in accordance with the Considerate Constructors' code. Conditions are recommended to secure further structural details of the basement construction and protecting the adjoining retaining walls in addition to an agreed construction management plan.

## **10.15 PLANNING OBLIGATIONS/ S106 AGREEMENT**

1015.1 As outlined further on in this report this application will be subject to S106 agreement to secure funding (£20,000.00) to remediate the impact the development might have upon the public highway. The applicant will also be required to provide a photographic and condition survey of those areas of the public highway that may be affected by the scheme and submit this report to the Council before the works commence

## **11.0 HUMAN RIGHTS**

11.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

## **12.0 EQUALITIES**

12.1 The Equalities Act fully sets out the applicable legal framework for Public Authorities (Section 149 of the Act) to pay due regard to the need to eliminate discrimination and promote equality with regard to those with protected characteristics such as race, disability, and gender including gender reassignment, religion or belief, sex, pregnancy or maternity and foster good relations between different groups. Equality duties require Authorities to demonstrate that any decision it makes is done in a fair, transparent and accountable way, considering the needs and the rights of different members of the community. Members must have regard to these obligations in taking a decision on this application.

## **13.0 CONCLUSION**

13.1 While recognising the constraints of the site and pattern of development on this school site and in the immediate area, it is considered that the layout, design and external appearance of the development achieves an acceptable relationship adjacent to the neighbouring Listed Buildings and the character and appearance of this part of the conservation area. The amended proposals for the performing arts building, showing the revised front alignment and façade is a significant improvement. The scheme has been designed sensitively in relationship to adjoining residential properties and will not result in any significant detrimental impact on the amenities of these residents in terms of loss of daylight, sunlight, overshadowing or overlooking. The scheme demonstrates that effective planting can take place in the zone to the side of the proposed buildings to provide screening and acceptable outlook. The proposal will provide a high quality education facility which will provide enhanced opportunities for sports, the performing arts and learning, with wider benefits for the local community.

13.2 Having considered the proposal against the adopted Haringey Unitary Development Plan and adopted Supplementary Planning Guidance and taking into account other material considerations, it is considered that the proposed development is acceptable and that planning permission should be GRANTED subject to appropriate conditions and subject to a S106 agreement.

## **14.0 RECOMMENDATIONS**

### RECOMMENDATION 1

14.1 The Sub-Committee is recommended to RESOLVE as follows: (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 shall first have 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 £20,000.00 (twenty thousand pound) 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 the appointed contractor would be obliged to provide a photographic and condition survey of those areas of the public highway that may be affected by the scheme and submit the report to the Council before the works commence.
- (1.3) In the event that the Council does not carry out the remediation works within 5 years of the date of 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.

#### RECOMMENDATION 2

14.2 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.PL 201 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:

#### 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.

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 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

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 area.

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

#### 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.

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.'

15.0 APPENDICES

## APPENDIX 1 Comments on Consultation Responses

No.	Stakeholder	Comments	Response
	<b>STATUTORY</b>		
1	Crime Prevention/ Haringey Police	Raise no objection.	Noted.
2	English Heritage	Raise no objection in principle to the demolition of the hall and new structures but would raise concerns in respect of the appearance of the Highgate Hill/Bank facing facade. Highgate Village	EH have been party to discussion with Officers and the applicant. Condition to afford access to archaeologist included.
3	London Fire & Emergency Planning Authority	Indicated initially they were not satisfied with the proposal in terms of satisfactory fire fighting access.	An additional fire strategy access plan was submitted to LFEPA by applicant and subsequently they indicate that they have no objection.
4	Sports England	Raise no objection. Recommend planning condition on community use scheme.	Noted and condition included.
5	Environmental Agency	Recommend 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.	Noted and informative added.
	<b>INTERNAL</b>		
1	Waste Management	Recognise that the new buildings should not add to the refuse provision required for the site.	The bin store area will remain as existing but modified to provide additional screening.
2	Building Control	Further details required to show compliance with Requirement B5 regarding Fire Fighting access.	An additional fire strategy access plan was submitted to LFEPA by applicant and subsequently they indicate that they have no objection.
3	Conservation	State that the amended scheme for PAB showing the revised front alignment and design of the main entrance lobby are considered a significant improvement. Ask that the main roofing material of the proposed new development should be a natural slate finish	PAB will have a slate roof. Alternative solutions to driving up the Bank in front of listed buildings are being explored (i.e. use of jetty platform that would put no weight on the Bank) in addition to possible access from Cholmeley Park.

No.	Stakeholder	Comments	Response
4	Arboricultural Officer	<p>Raise concern about the use of the Bank for the conveyance of all building materials/ removal of spoil from site and recommend an alternative route be found.</p> <p>Raise no objection.</p>	Final landscaping plan to be submitted with maintenance regime.
1	<p><b>EXTERNAL</b> Highgate Society</p>	<p>Recognise the efforts the school has made to address their concerns but still have objections/ concerns, namely</p> <p>Construction Management Plan - State that the Plan highlights the problems of implementing this scheme. Work would be spread over two summers, would involve effectively cutting off The Bank, would result in the loss of parking spaces and would result in a considerable loss of amenity to the adjoining residents.</p> <p>Concern about damage to listed buildings.</p> <p>Hydrology – Express concerns in respect of a number of the issues raised in section 5.1 of the Basement Impact Assessment (possible local</p>	<p>Noted</p> <p>Construction Management Plan does presents clear options for the implementation of the scheme. The length of implementing this consent is noted. This is inevitably compounded by the fact that school will still continue to operate during construction. LPA would not be in a position to withhold planning consent for reasons of loss of amenity during construction. Contractor will need to be member of Considerate Construction Scheme. Measures will have to be taken to minimise disruption to allow the school to continue to operate and to allow adjoining/ neighbouring residents reasonable enjoyment of their properties and gardens.</p> <p>Sufficient information (Basement Impact Assessment (BIA) / Draft Construction Management Plan) has been provided at this stage to demonstrate that the project can be carried out without impact on the structural stability of adjoining properties. Such issues would be looked at in more detail at Building control/ construction stage. Condition requiring Construction Management Plan &amp; specific method statement for the construction of the basements and the protection of the retaining wall along the boundary with No 112 required.</p> <p>BIA is a desktop study and includes ground investigation (borehole testing) Section 5.1 is a table which talks about possible impacts and possible</p>

No.	Stakeholder	Comments	Response
		<p>slope instability, change in quality and quantity of water flow, removal of trees resulting in instability, affect on ground water flow).</p> <p>Design – Take the view the design does not enhance the Listed Buildings.</p> <p>Amenity – It will impact adversely on the adjacent buildings No 112.</p> <p>Believe there is an alternative locations for the hall.</p>	<p>consequences and based on a serious of questions from Camden’s Guidance Document for Subterranean Development. It cannot be inferred that such impacts will take place. The report concludes that “the proposed development is unlikely to result in any specific issues relating to land or slope stability, the hydrogeology and hydrology of the site. Suitable construction methods will ensure slope stability at the site and there should not be any negative impact on the groundwater.”</p> <p>The revised front alignment of the PAB is considered a significant improvement. This building will be set back from the main thoroughfare of Highgate Hill by 30m and the subsidiary terrace of The Bank by 21m. The architectural quality of the proposed development and its siting is considered to be acceptable so preserving and enhancing the character of this part of the conservation area and setting of Listed Buildings.</p> <p>The PAB is now positioned 5m in from the boundary with No 112 at its furthest point and 4m at its closest point. This gap will provide a satisfactory space to incorporate tree planting/ landscaping next to this shared boundary to soften the appearance of this new built form, as viewed from the windows and gardens of No’s 110 &amp; 112.</p> <p>Building at the back of the site would affect the greenery/ open space to this part of the site, especially the “rounders” pitch and present access and management issues for the school, in terms of pupils moving between classes.</p>
2	Highgate CAAC	<p>The basement of the sports hall remains against the boundary and suggested planting over it is totally unconvincing.</p> <p>Roof pitches remain unchanged.</p> <p>Revised street elevation is inappropriate.</p>	<p>The basement has been pulled in from this boundary. Bearing in mind most tree roots occur within the top 600mm, this gap/ depth of soil can support trees/ plants.</p> <p>The roofs will be at a 30 degree pitch and while higher than the existing sports hall building, they will use more sympathetic materials.</p> <p>As noted above the architectural quality and front alignment of PAB has changed and is considered to be acceptable so preserving and enhancing the character of this part of the conservation area and setting of Listed Buildings.</p>



No.	Stakeholder	Comments	Response
		<p>Construction management plan raises more questions than are answered. No clear assessment of the extent of excavation and how material will be removed from site.</p> <p>Basement assessment is unspecific, not based on site tests.</p> <p>Potential damage to the Bank and its listed wall.</p>	<p>Information on number of lorries indicated in draft CMP. A final CMP to be submitted to LPA prior to commencement.</p> <p>Report does have information on ground Investigation/ borehole testing on site.</p> <p>Sufficient information has been provided at this stage to demonstrate that the project can be carried out without impact on the structural stability of adjoining properties. Such issues would be looked at in more detail at Building control/ construction stage. Condition requiring Construction Management Plan &amp; specific method statement for the construction of the basements and the protection of the retaining wall along the boundary with No 112 required.</p>
	<b>LOCAL RESIDENTS</b>	<p><b>Letters of objection received from local residents. Addresses outlined above in the report above; however they are primarily from residents along the Bank.</b></p>	
		<p><u>Bulk &amp; Design</u></p> <p>Channing School is already an overcrowded site.</p> <p>Impact on open views/ damage the view of the surrounding properties.</p> <p>Lack of computer generated drawings as viewed from Cholmeley Lodge.</p> <p>Building would not be in keeping with the existing</p>	<p>The frontage to this site is built up. The frontage onto this part of Bank and part of Highgate Hill is more institutional in character and can accommodate buildings of the footprint/ height proposed.</p> <p>Within planning legislation/ case law there is no right to a view over someone else's land. This building will be set back from the main thoroughfare of Highgate Hill by 30m and the subsidiary terrace of The Bank by 21m in order to retain a break/ gap between the school buildings to the front of the site and the residential properties along the Bank.</p> <p>An image was submitted in the revised Design &amp; Access statement which gives an clear indication of what residents will look at. The w shaped with slate will represent an improvement in comparison to the existing sports hall roof.</p> <p>The building is pushed back front the frontage of the site to maintain a break.</p>

No.	Stakeholder	Comments	Response
	<p>skyline.</p> <p>PV panels would be an unsightly addition to this roof when viewed from neighbouring properties.</p> <p>Object to the pitch of the roofs of both buildings - gives an obtrusive view when seen from neighbouring house.</p> <p>Changes are just minor cosmetic changes to the façade of the front elevation of the performing arts building.</p> <p><u>Impact on the Conservation Area</u></p> <p>The design of the proposed building is totally out of character with the neighbouring buildings which, for the most part, are Georgian and have mansard roofs.</p> <p>The development overall is at variance with the character of The Bank.</p> <p>The proposed development will have a negative impact on the conservation area, the setting and physical condition of adjacent and neighbouring listed buildings.</p> <p>The gap that is maintained forms an important area of open space separating the school buildings from the historic terrace to the south east and any development within this space should be subservient and respectful of the</p>	<p>While there will be some loss of visible sky component this will not be significant. The frontage of the PAB block will be largely glazed therefore toning down the building bulk when viewed from public vantage points..</p> <p>PV panels are proposed on the sports halls building only, which is set back sufficiently from neighbouring properties. Panels will sit in roof valleys. Full details of the panels proposed will be required to avoid very reflective surfaces.</p> <p>The roofs will be at a 30 degree pitch, which is not considered to be significant. Such a pitch is needed to support the use of more traditional roofing materials (slate/ tile).</p> <p>The revised front alignment of the PAB block and facing materials can be viewed as minor but they represent a significant improvement.</p> <p>The immediate surrounding and the broader Highgate Conservation Area contains many different building types and ages. Modern high quality design can enhance an area. It is generally accepted that new buildings should not directly imitate earlier styles, but rather should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own. The new PAB does not line up with the Georgian houses to the front but is stepped back. The building form will be faced in materials sympathetic to the area.</p> <p>The proposed development respects the constraint of the site and will not adversely affect the setting and appearance of the buildings within the terraces either side of this gap.</p> <p>The gap that exists along this part of the terrace is not original, however it is currently a feature and something which should be maintained.</p>	

No.	Stakeholder	Comments	Response
		<p>context and the historic development of the area; Built structures will be significantly closer to the street frontage;</p> <p>The archaeological report does not extend forward to The Bank.</p> <p><u>Amenity Issues</u></p> <p>The visual impact would still be huge and unsightly, most strikingly from the gardens of 110 and 112 Highgate Hill, which will be boxed in and made claustrophobic in an unacceptable way.</p> <p>Overbearing impact of the proposed structure on the amenity of local residents.</p> <p>Buildings will dominate neighbouring gardens.</p> <p>The houses and gardens are generally set at a lower level than the school site making them particularly sensitive to any new built structures on the site.</p> <p>The rear elevations of properties in Highgate Hill all contain prime habitable room windows.</p> <p>Surrounding area will be disturbed by noise and dirt through two whole summers.</p> <p>Intensification of usage (i.e. noise from events, music, traffic etc).</p>	<p>An archaeological report has been submitted and advises that the site represents a low risk in terms of archaeology, with little potential for significant remains to be present. EH have been consulted. Condition included to afford access to archaeologist.</p> <p>A daylight and sunlight study was submitted which shows that there will be no negligible effect on this neighbouring residential properties. Due to the orientation of the new building blocks and its associated siting and height, the proposals will not generate any permanent shadow to the neighbouring garden of No 112.</p> <p>It is recognised that there will be some impact on the garden of the adjoining property in terms of general outlook, however the positioning of the PAB block 5m in from the boundary with No 112 at its furthest point and 4m at its closest point This gap will provide a satisfactory space to incorporate tree planting/ landscaping next to this shared boundary to soften the appearance of this new built form as viewed from the windows and gardens of No's 110 &amp; 112.</p> <p>It is noted that many of the windows (particularly No 110) contain bathrooms and kitchens) to four flats within this building.</p> <p>Contractor will need to be member of Considerate Construction Scheme. Appropriate management/ care can minimise such impacts. Wheel cleaning will be undertaken. During demolition and excavations works, dust will be suppressed at source by damping down at all times using a fine mist spray.</p> <p>There is no intended increase in pupil numbers. The new buildings will have acoustic installation in accordance with the performance standard required by Building Bulletin 93. A condition will be</p>

No.	Stakeholder	Comments	Response
		<p>Noise form concerts.</p> <p>Concern that the windows to the arts building would face the garden of No 112.</p> <p>The proposed management plan sets out a construction period of three years - this level of disruption that this will cause is wholly unacceptable.</p> <p><u>Traffic Generation &amp; Access</u></p> <p>Channing School is a cause of major traffic problems more facilities will mean more children and more traffic.</p> <p>Highgate Hill is already heavily congested every morning and evening, partly caused by parents dropping children at the Channing School.</p> <p>Transport to and from the school already impacts negatively on the Bank as there is little parking or turning space.</p> <p>Concerns about the traffic impact of this construction – very narrow road which is used by a lot of pedestrians, including many small children going to the park.</p> <p>Enormous disruption along The Bank making the road highly dangerous for pedestrians. The school has not addressed the issues of access.</p>	<p>placed on this consent to the limit the hours of use of the performing arts venue and sports hall.</p> <p>The glazed openings will not be openable and given their positioning above eye level they will not lead to overlooking of the gardens of No's 110 and 112. It will be conditioned that these windows be obscure glazed in order to protect the privacy of these residents.</p> <p>The length of implementing this consent is noted. This is inevitably compounded by the fact that school will still continue to operate during construction. LPA would not be in a position to withhold planning consent for such a reason.</p> <p>The proposals are for to improvement of existing on-site facilities rather than an increase in pupil capacity.</p> <p>Given the proposals are for improvements of existing on-site facilities rather than for an increase in pupil numbers the LPA could not withhold planning permission or refuse on grounds of heavy traffic flow/ congestion on the surrounding network.</p> <p>Channing School is one of the main occupants of the Bank and has right to use it for day to day activity, the up keep of their buildings etc.</p> <p>A draft Construction Management Plan has been submitted. This outlines that at pre-construction stage a Construction Phase Health and Safety Plan will be developed. Such a plan can put in place the necessary safeguard to protect the general public as is the norm with all construction projects.</p> <p>The draft CMP has explored the issue of access for construction.</p>

No.	Stakeholder	Comments	Response
		<p><u>Environmental Issues</u></p> <p>Loss of trees and shrubs with a detrimental impact on birds and wildlife.</p> <p>There will be yet another increase in hard surfacing with the usual problems concerning rainwater runoff.</p> <p>The current proposal would eliminate the lawn and all currently visible green space.</p> <p>Concerned that the build may divert the course of subterranean streams or springs and affect the listed buildings in the area.</p> <p>Channing seems to have done the minimum necessary to get a BREEM 'very good' assessment.</p> <p>No apparent space left for soft planting to provide any new setting to the building;</p> <p>The possibility of planting a dense screen of vegetation to the side of the proposal is very limited.</p> <p><u>Construction</u></p>	<p>An indicative landscaping plan has been submitted with the application outlining the landscape/ planting proposal, including the planting of 20 trees, therefore militating against the loss of existing trees/ shrubs.</p> <p>Rainwater from the roofs will be collected from the roof for WC flushing wherever possible and to provide rainwater to water butts for watering the landscape elements.</p> <p>As per application HG Y/2011/1584 the proposal is for removal the tarmac and to introduce new stone paving to the shared surface. A condition has been added requiring details of hard landscaping.</p> <p>Ground Investigation (borehole testing) has been carried out. On the basis of the findings of the investigation the reports says "the proposed basement will not be located below the measured groundwater level". The report goes onto say that "if sheet piles or any other form or piled wall are adopted they may be below the water table, and positioned roughly perpendicular to groundwater flow; however, groundwater flow should not be adversely as there is ample space outside the basement area for groundwater to flow around the piles, and possibly below them if they are shallow; water should not therefore build up, nor will any dewatering be required."</p> <p>A BREEM pre-assessment has been submitted with the application showing how the development is anticipated to achieve an 'excellent' or 'very good' rating. A BREEM Post Construction Review to be submitted, secured by way of a planning condition.</p> <p>Landscaping to the front of the site is proposed/ as per application HG Y/2011/1584 approved.</p> <p>The gap and it's the associated soil depth is sufficient to allow effective planting to take place.</p>

No.	Stakeholder	Comments	Response
		<p>Believe that the prolonged excavation of the site and subsequent piling for foundations will cause environmental and potential structural damage to surrounding buildings, a large number of which are listed and of architectural significance.</p> <p>The building works will put the retaining wall of The Bank, which is a listed structure, in jeopardy; Impact of driving heavy lorries and cement mixers up The Bank.</p> <p>All the houses on The Bank are at least Grade 2 Listed as such the passage of heavy plant causes damage to the pointing of neighbouring house and serious damage to The Bank.</p> <p>The school should have to arrange alternative access through Chomonley Park or some other route.</p> <p>Danger to the integrity of the road which is supported by a wall which has been replaced several times.</p> <p>Major health and safety risk to have lorries going up and down that road - railings have been severely dented on several occasions due to these lorries glancing off them and it is quite possible that they could go through the railings and off the verge onto the nearby main road causing injury, possibly even death in extreme cases.</p> <p>Closing The Bank to pedestrians at the level of the site entrance would mean that all local pedestrians would be forced to use the footpath on the other side of Highgate Hill to reach</p>	<p>Appropriate engineered and construction methods can ensure that land stability is maintained. The school have indicated that they have made a commitment in writing to the owner of No 112 that it would fund an independent survey of the party walls prior to and following any construction.</p> <p>Further investigative works on the structural stability of the Bank will be done before construction commences. An alternative solutions to driving up the Bank in front of listed buildings has been explored (i.e. use of jetty platform that would put no weight on the Bank); in addition possible access from Cholmeley Park is being looked at.</p> <p>The introduction of a one way system along the Bank is being introduced the stop cars turning on the Bank and causing damage to the railings. Structural and load assessments are expected to be carried out shortly.</p> <p>A draft Construction Management Plan has been submitted. This outlines that at pre-construction stage a Construction Phase Health and Safety Plan will be developed. Such a plan can put in place the necessary safeguard to protect the general public as is the norm with all construction projects.</p> <p>It is recognised that there will be some disruption to residents and pedestrians during construction. This will be dependent on the route chosen for the conveyance of building and for the removal of spoil. In the final CMP measures to ensure footpaths &amp; pavements around the site will be maintained and kept clear will be looked at and appropriate and safe re-routing put in</p>

No.	Stakeholder	Comments	Response
		<p>Highgate.</p> <p><u>Other</u></p> <p>Would like to know what the plan is for the portacabins as there an eyesore in what is a Conservation Area;</p> <p>Alternative options for the school's development plan do exist - one would be to build at the back of the site on the existing tennis courts, which could help avoid the visual destruction of the character of the bank.</p>	<p>place.</p> <p>The plans submitted show the removal of these structures.</p> <p>Building at the back of the site would affect the greenery/ open space to this part of the site, especially the "rounders" pitch and present access and management issues for the school, in terms of moving pupils between classroom etc.</p>





## APPENDIX 2

### Earlier Consultation Responses from Design & Conservation Team, English Heritage & The Highgate Society.

#### Comments from English Heritage – 9<sup>th</sup> September 2012

Mr Matthew Gunning  
London Borough of Haringey  
Development Control Planning Services  
639 High Road  
Tottenham  
London  
N17 8BD

Direct Dial: 020 7973 3717  
Direct Fax: 020 7973 3792

Our ref: C00111582

Dear Mr Gunning

**Planning (Listed Buildings and Conservation Areas) Act 1990  
Notifications under Circular 01/2001 & GDPO 1995  
THE CHANNING SCHOOL, HIGHGATE HILL, LONDON, N6 5HF  
Application No HGY/2011/1577**

Thank you for your letter of 2 September 2011 notifying English Heritage of the application for conservation area consent relating to the above site.

Further to my telephone message.

This response relates to both applications HGY/2011/1576 and HGY/2011/1577. In our view the information that you have sent with the notification letter is insufficient to provide a full understanding of the proposal, without which (in line with government guidance) we do not consider that the application can be determined.

We would draw attention specifically to Government guidance regarding the sufficient particulars required in an application. The Planning (Listed Buildings and Conservation Areas) Act 1990 also empowers an authority to seek any particulars necessary to ensure that it has a full understanding of the impact of a proposal.

We note from the application forms that references are made to a design and access statement and other documentation which has not been included on Haringey's website. It is therefore possible that the information we are seeking has been provided but has not been uploaded. If this is not the case we would recommend that you should seek further information from the applicant. This should include elevations at 1:50 of the new Hall and performing arts building, the Design and Access Statement referred to in the application form, the visualisations referred to which show the relationship and appearance of the new buildings to the adjacent listed buildings and structures (specifically in respect of the relationship to the Bank elevation).

On the basis of the information which is available we would not raise any objection in principle to the demolition of the hall and new structures but would raise concerns in respect of the appearance of the Highgate Hill/Bank facing facade. Highgate Village is of exceptional architectural and historic significance and the proposed development would appear to be highly visible in relation to the Grade II retaining wall to The Bank, and Grade II properties and boundary treatments to the immediate south of the site (The Heritage at Risk Assessment does not identify a number listed structures in adjacent to the site). It is therefore essential that any new development sustains and enhances the character and appearance of the conservation area and the setting of the listed buildings and structures. The two visualisations which are available would suggest that the elevation to Highgate Hill appears to be a relatively plane elevation with a gable end. Whilst such a form may be acceptable we would consider that the materials, fenestration and roof details should respond to the picturesque qualities of the adjacent listed buildings. We would also wish to raise the need to carefully consider the structural impact of the

construction on the adjacent listed buildings, the retaining wall to the bank, and forecourt walls which has been subject to damage from movement and traffic on a number of occasions.

We will be able to provide more detailed comments when the full information is made available. We have also received the proposals HGY/2011/1585 for the lower ground floor extension to the adjacent 1950's building, to which we do not wish to raise any specific issues and are content for that application to be determined by the council in line with local and national policies. I will write separately confirming this.

Please let me have the necessary additional information in time for us to comment again before the application is determined. It would therefore be helpful if you could let me know the deadline for receiving our advice once the additional information has been provided.

Yours sincerely

**Richard Parish**

Historic Buildings & Areas Advisor

E-mail: richard.parish@english-heritage.org.uk

cc

## Design & Conservation - First Observations

1. The existing sports hall building on site is a relatively utilitarian structure of no intrinsic historic or architectural interest. Accordingly its proposed demolition is considered to be acceptable subject to a replacement design which makes a greater contribution to the character and appearance of its immediate environment and to Highgate Conservation Area.
2. In principle the replacement of inadequate existing facilities by enlarged and upgraded new facilities which improve the overall educational environment of the School is likewise welcome subject to; the capacity of the site to bear this size and scale of development, a high design quality of the proposal, no adverse effect of its immediate surroundings, and so long that it preserves or enhances the character and appearance of Highgate Conservation Area.
3. English Heritage, in response to the formal consultation on the proposals have raised "concerns in respect of the appearance of the development on the Highgate Hill / Bank facing façade. Highgate village is of exceptional architectural and historic significance and the proposed development would appear to be highly visible in relation to the Grade II retaining wall to the Bank, and Grade II properties and boundary treatments to the immediate south of the site. (The Heritage at Risk Assessment does not make a number of listed structures adjacent to the site). It is therefore essential that any new development sustains and enhances the character and appearance of Highgate Conservation Area and the setting of the listed buildings and structures. The two visualisations which were available would suggest that the elevation to Highgate Hill appears to have a relatively plane elevation with a gable end. Whilst such a form may be acceptable we would consider that the materials, fenestration and roof materials should respond to the picturesque qualities of the adjacent listed buildings. We would also wish to raise the need

to carefully consider the structural impact on the construction on the adjacent listed buildings, the retaining wall to the Bank, and forecourt walls which have been subject to damage from movement and traffic on a number of occasions.”

4 English Heritage have stressed that any proposed works to Channing School needs to take into account the stability of the Grade II listed retaining wall to the Bank and ensure that no damage happens to this or the listed garden walls/forecourts to the adjacent properties. The retaining wall to the Bank has been at risk from partial collapse before and the Gate Pier to the Grade I Cromwell House at the far southern end had to be rebuilt following impact damage from a truck.

- An Archaeological Assessment is also required for English Heritage approval.
- During the pre-application dialogue the Council considered that a well designed contemporary scheme using high quality materials to complement the surrounding context could be acceptable, however it did express concerns in respect of the siting and design of the proposed development at the front of the site closest to Highgate Hill. Amended plans went some way to address these concerns.
- It is now significant that English Heritage have identified similar concerns on the potential risks and harm to the adjacent listed buildings and to Highgate Conservation Area and have articulated these concerns in a very emphatic manner. In conservation terms English Heritage’s view is crucial and I therefore suggest that the scheme proposals need to be revised to address their concerns. In this regard I suggest the following measures;
- Given the prominence of the proposed Performing Arts Building on Highgate Hill, its appearance will have a major impact on the historic environment of Highgate Conservation Area. Its detailed siting, roof design, fenestration pattern, and facing materials ( brickwork to harmonise with the Founders Hall Building) need to be reviewed;
- The Performance Arts Building could be moved back further into the site by deleting the glazed link to the Sports Hall. This will help reduce the impact on the residential and visual amenities (daylight / sunlight / outlook) on No.112, and would provide more space for landscaping/ tree planting to the front. This would also provide more circulation space / clearance between the new performance arts building as the corner / extension of the 1950s building.
- In terms of the external appearance and detailing to the pitched roof forms of the development, the roof structure could be clearly delineated and articulated from the elevations of the buildings. The roof design of Performance Arts Building could be revised to accentuate its distinct gable end, with a projecting verge and eaves from the brickwork walls. In design terms this can be detailed in a contemporary manner which could harmonise with the roof form of the Founders Hall Building;
- The setting back of basement of the buildings away from the boundary with No 112 Highgate Hill is essential. This will provide a larger space for planting next to this shared brickwork boundary wall.

**Design & Conservation - Second Observations**

5. Further to my earlier observations of 27.10.2011 below I attended a meeting at Channing School on 02.11.2011 with the applicant, the agents, and with English Heritage. The main focus of the meeting was the consideration of design & conservation aspects of the scheme proposals. The agents had prepared amended plans following earlier feedback and these were tabled and served as the focus of the discussion. These amendments include ;
- Flipping the Performing Arts Building by 180 degrees which provides a main entrance facing Highgate Hill.
  - Moving back the Performing Arts Building approx 3m from the road
  - Re-design the main elevation incorporating a flat roofed frontage with a hipped roof form behind over the Performing Arts Hall.
  - Reduction of the basement area.
  - Setting back the basement from the boundary wall with No 112 Highgate Hill.
- 6 I note the representations of the Highgate Society, and observations from English Heritage received by e-mail on the 8<sup>th</sup> Nov , and have the following observations on the amended plans ;
- Particular attention is required to the siting, footprint, height, scale, bulk, mass, form, detail design, and external facing materials of the Performing Arts Building, which is closest to the existing Grade II listed buildings on Highgate Hill and will be highly visible when from the public realm within the Conservation Area.
  - In principle the flipping by 180 degrees re-positioning the main entrance of the Performing Arts Building is considered an improvement. This now has the potential to provide a clear legible focus for the main elevation when viewed from Highgate Hill.
  - There have been serious concerns regarding the close proximity of the proposed built form to this tight corner with the access road, as well as its effect on the adjacent Grade II listed No.112 Highgate Hill. Whilst the proposed set backs to the siting of the Performing Arts Building from the south front and east side are acknowledged as an improvement over the application plans it would be helpful to have an accurate overlay of these footprints showing exactly their comparative alignments at both basement and ground floor levels to fully appreciate their effect. Notwithstanding this I would suggest a further reduced footprint to the Performing Arts Building Entrance Lobby as per the attached sketch.
  - The exceptional architectural and historic significance of Highgate is highly relevant and any proposed building in this sensitive 'gap' on Highgate Hill street scene would be highly visible in relation to the Grade II retaining wall 'The Bank', and to the Grade II houses and boundary treatments

immediately to the south. Any new development must sustain and enhance the character and appearance of Highgate Conservation Area and the setting of the listed buildings. It is not expected that the new development should directly imitate earlier styles, but that it should be designed with respect for this special context, as part of a larger whole which has a well established character and appearance of its own.

- Drawing No.719\_PL\_221 illustrates the proposed Performing Arts Building in its Highgate Hill street scene context. Regrettably the mass, volume, form and scale (the expression of size indicated by windows, doors, floor/ceiling heights) proportions and detail design of this proposal appears disconnected and anonymous and it does not sit in harmony with, or complementary to, its neighbours in this highly sensitive Highgate context.
- The front elevation with its projecting full width glazed entrance appears too wide and over scaled. The proportional emphasis of the glazed entrance appears also over-horizontal, and the recently introduced hipped form behind appears to visually jar with what is essentially a scheme design featuring a series of parallel roof forms with gabled ends. I consider that overall the form and proportions of the main elevation of the proposal, the detail design of its fenestration pattern and roof details need to respond to the scale, predominant proportions and qualities of the Conservation Area and of the adjacent listed buildings. Accordingly a more contextual architectural solution which harmonises with the scale, architectural character and facing materials of Highgate Hill is recommended.
- In this context the use of high quality facing materials is essential. The use of materials generally matching the appearance or complementary to those that are historically dominant in the area is important. I am not convinced by the proposed 'bronze metal cladding' on the mullions and reveals of the front elevation, not of the proposed 'roof tile to match brick colour' as there is no valid precedent for shallow pitched interlocking tiled roofs in the Conservation Area. Of particular relevance are the views from Cholmeley Lodge and Furnival House ( both tall Grade II listed buildings which stand on higher ground and overlook the School site) are very significant. As Founders Hall with its linear roof form and natural slate finish is a primary reference for this scheme design, and as slate is a characteristic / predominant traditional roofing finish in the area, I would suggest that the selected roofing should be a natural slate finish.
- I have not seen a copy of the Archaeological Investigation to make observations (it is not on the Council's planning web site), but note that representations claim it does not cover the whole of the application site. I also note that English Heritage also have not seen the Archaeological Investigation, and would advise that their approval of this is essential.
- In respect of the geology and the need for a Hydrology report - it is for the applicants to demonstrate that this has been thoroughly investigated. English Heritage recommend that this is done in accordance

with the Camden's recently published guidance in this instance. I recommend that this investigation needs to be carried out now and its findings submitted in support of this application. There are significant concerns regarding possible adverse effects from displaced ground water not only on the boundary wall with No. 112 but also on the Grade II listed buildings to the east of the site at a lower level.

- In respect of main access onto site for construction purposes – this is a very serious issue as heavy weight construction traffic should not be borne via ‘The Bank’ which is partly closed off and is on the English Heritage ‘At Risk Register’. We inspected the site with the School Bursar and discussed alternative ways of providing access onto site with him. The Bursar is investigating two possible alternative points of access and I would agree with English Heritage that access from Cholmeley Park on the north side of the site would be preferable if this can be achieved.
- The agents need to re-consider their proposals to address these serious concerns.

#### **Highgate Society – 8<sup>TH</sup> November**

9.26 The Society has express the following concerns:

9.27 “The scheme for the Sports Hall and the Performing Arts Building (PAB) shows extensive basements. We do not have dimensioned drawings so have had to extrapolate as best we can but on this basis, we feel this will require excavation up to 4m deep and approximately 1m away from the party fence wall with no 112, The Bank. We feel this will risk extensive damage to the wall, could cause hydrological problems to the adjoining properties (see below) and will make it impossible to grow an extensive and dense planting screen, as promised, between the basement and wall. It is for this reason that we object to any basements between the flank wall of the new buildings and the party wall with no. 112. As these are for storage purposes only, it should be possible to relocate them.

9.28 The PAB is an extensive building set closer to the boundary wall with no 112 The Bank which will have a huge impact on the amenity, in particular outlook and lighting, of not only 112 but also the houses adjacent. The ridge heights are equal across both the gym and the PAB and It will entirely enclose what is a current an open aspect to form, with the houses a continuous L-shaped line of building. This is unacceptable. The School either has to substantially reduce this, which we are told will not meet the brief, or has to look at relocation. We understand that there is an extant permission for a 6th form block adjacent to Cholmeley Park which is now shown relocated adjacent to the Sports Hall. We believe that many of the problems with the PAB could be resolved by re-siting it either adjacent to the gym, or on the site of the approved 6th form centre

9.29 Both the PAB and the Sports Hall, to reduce their height and therefore their impact on site have been lowered into the ground, thus creating basements.

Not only is this costly, but it will involve substantial excavation which could be as much as 5000 cubic metres. The Bank is the only current route into the site and this is not only Grade 2 listed but also unstable which is reflected in its 7.5 ton weight limit. Your Highways Engineers are aware of this situation and should be asked to comment. English Heritage have expressed their concern to us in e-mails and we would request that, as with Furnival House, a Construction Management Plan is submitted as part of the application and is subject to approval with the rest of the application and not as a Condition and that full consultation with English Heritage takes place.

- 9.30 The deep excavations will result in a disruption to the extremely complex water run off system within the area. There are a considerable number of springs within the area, leading to streams such as Cholmeley Brook. The land falls away to the south east and an extensive basement across this fall line could act as a coffer dam across it. This potentially could divert surface and ground water into the adjoining properties causing waterlogging or flooding. A hydrological study should be submitted with the application.
- 9.31 The PAB fills the gap between the Founder's hall (in itself a fine building) and no. 112 and the new Sports Hall. The placing of the PAB in the scheme as it stands currently forms a uncomfortable set of narrow and deep spaces, both between PAB and the Founders Hall and the Sports Hall. The entrance assembly area at the entrance to the school is removed, and the screening trees (planted by the school at the owner of no 112's request to deaden sound), will be removed. The entrance into the site is now a constrained bottle neck which will have implications both for fire access and servicing
- 9.32 The elevation with a gable end is unsympathetic to the style, form and materiality of the existing adjacent buildings. Bearing in mind that no. 112 is grade 2 listed, 110, 108, and 106 grade 2\* and Cromwell House grade 1, more attention to creating an elevation which enhances the area should be taken. Materials for the entire scheme should be chosen to reflect the historical context of the site
- 9.33 The archaeological report which was submitted (no longer appearing on website) with the application is dated April 2010. It is based on an earlier scheme, now withdrawn, without any excavation. It is also inaccurate in terms of the listing of adjacent buildings. It is therefore not representative of the scheme as submitted and an updated report should be submitted".

#### **Highgate Society – 21<sup>st</sup> December 2011**

- 9.34 The Society have met with the Channing and their architects on a number of occasions now and having examined the amended application on the website. We are pleased that they have taken some of the comments that we have made on board. However, there remain substantial problems with the scheme as it currently stand.

9.35 The first, and from our perspective, the most difficult item to resolve, is the Performing Arts Building. It is our view that the design attempts to cram too much accommodation into too small a space with a number of results which would damage the overall scheme.

- The new building would create a high wall adjacent to the boundary with no. 112 The Bank, thus closing off an open, green run of backland from Cromwell
- Avenue to Cholmeley Park. This would have a significant impact on the amenity of the adjoining residents of nos. 112-118 The Bank.
- The rendering showing the “view from Neighbour’s Garden” in the revised application is not an accurate portrayal. A more accurate picture of the relative height and impact being that shown on the elevation 719.PI.204.
- However, it should also be noted that this elevation is misleading as, although it is taken through the garden of no 112, it shows the much higher house at no. 110 in section. This has a ridge at the height of the main building eaves whereas that of no. 112 is very considerably lower. The true impact of the bulk of the Performing Arts Building on no. 112 is therefore under represented.
- The houses on The Bank are Grade 2 and 2\* listed and Cromwell House adjacent is Grade 1. We believe that any scheme adjacent to Listed Buildings, particularly those of this quality, should respect these and be designed within their context. This does not appear to have happened with the Performing Arts Building
- The elevation of the Performing Arts Building onto the Bank, although now improved, is still not resolved in relation the existing school and adjacent Listed Buildings
- The spaces between the Founder’s Hall, the gym and the party wall would be relatively long and narrow becoming, in effect, alleyways. They would not create coherent spaces.
- A pinch point would be created at the school entrance, which could cause future congestion and problems with servicing.

9.36 The second major problem is the impact of construction traffic on The Bank.

- The current proposals involve extensive basements, which in turn require extensive earth removal. In addition, there is a 7.5 ton restriction on The Bank
- The amount of excavation coupled with the small size of the lorries, would generate a large number of movements a day, considerably in excess of that to be expected with normal construction traffic. This would have a detrimental effect on the neighbours.
- The Bank is structurally fragile and it is very likely that there could be damage to the fabric from the lorries.
- The entrance into the school is shared with the pupils and there could be a considerable health and safety issues here

9.37 Therefore, we would request that the application is submitted with a full Construction Management Plan and that this is analysed and approved before



the application is processed. As for Furnival House, this should not be conditioned but form an integral part of the application.

- 9.38 Another issue concerns the continuation of the basement along the boundary wall with no, 112 The Bank. Although the Channing have removed the basement from the Performing Arts Building where it adjoins no 112, it remains in the gym. This would result in shallow earth cover to the area between the gym wall and the boundary wall, thus reducing the chances of effective and substantial planting to screen the gym building. It also could potentially damaging the listed wall of no. 112.
- 9.39 We would also like to raise the hydrological impact of the continuous line of basement adjacent to the wall with no. 112. There are an increased number of applications on the Highgate Ridge for developments with substantial basements. The accumulating hydrological evidence for the area gives rise to major concerns that, as these proliferate, their combined impact will cumulatively exacerbate the ground water diversion and cofferdam effect on the hydrology of the area, with potentially widespread and serious results for homeowners. We therefore request that a hydrological study of the impact of the basements is considered with the application and that this takes account of the cumulative impact which would be caused to the area as further applications are submitted. Granting permission on an individual basis merely establishes an irresistible precedent which will compound the problem with time.
- 9.40 Finally, representations have been made by English Heritage and the CAAC regarding the materials and roof pitch. They would like to see materials match the school i.e. stock brick walls, slate roof, and the roof pitch lowered. As the design as it stands has a very robust concept with a uniformity of materials and a 45 degree pitch, the Architects should fundamentally reappraise their design to meet these representations.

**APPENDIX 3**

**Design Panel Minutes**



**Haringey Design Panel no. 27**

Thursday 12<sup>th</sup> May 2011

**ATTENDANCE**

**Panel**

Stephen Davy  
Michael Hammerson  
David Kells

**Observers**

Cllr. John Bevan.....Design Champion & Cabinet Member for Housing,  
Haringey Council (introduction)  
Richard Truscott (Facilitator).....Haringey Council  
Mortimer MacSweeney.....Haringey Council

**2) Presentation of proposed extension to Channing School, The Bank, Highgate, N6**

Paul White .....Buckley Gray Yeoman - architects  
Laura O'Hagan.....Buckley Gray Yeoman  
Grace Liu ..... Rolfe Judd - planning consultants

**2) Presentation of proposed extension to Channing School, The Bank, Highgate, N6 and questions**

Paul White of Buckley Gray Yeoman, architects for the proposals presented and took questions. The proposal is for a new building containing performing arts and sports facilities, in part replacing an existing block, as part of the campus of buildings and spaces for this girls secondary school. Set back but prominently visible through the main gates between terraces, on one side part of the school, on the other, listed Georgian houses, on The Bank, Highgate Hill, its distinctive gable ended forms sought to complement the "villagy" feel of aggregated, distinct but similar buildings at the heart of the school site, whilst providing the modern sport and art facilities needed.

Questions focused mainly on massing, block layout, elevations, entrances and main approach appearance.

## **Panel Observations**

### **Concept & Ideas**

1. Although not all the panel were in agreement, the concept and idea behind the proposal was commended for being bold, striking and with the potential to be successful.

### **Urban and Natural Context**

2. The bold frontage to Highgate Hill of brick tubes could form a distinctive simple and striking public face that sat well in proportion to the gap in the wall of buildings along The Bank, Highgate High Street. The panel wondered why not continue this form throughout, rather than treat it as a series of disparate yet similar buildings. They recommended the applicants architects needed to coordinate architectural expression to the different elements of the proposal.
3. There was considerable discussion of the impact of the proposal on neighbours, with respect to height and overshadowing. Of particular concern was the house immediately to the east, fronting The Bank, Highgate Hill, with a long garden stretching to the back of the applicant's proposed new building, as well as Elizabeth House a short distance to the north. The panel felt more information was required, particularly additional sections, elevations and day and sunlight study, and there be greater neighbours consultation. They felt if both were acceptable the impact of the proposal on neighbours was probably not serious but this needed confirmation.
4. Within the Channing School "campus", the relationship of the proposal to the retained existing school buildings was considered satisfactory. There was a moderate concern at the relationship of the proposal to the sports pitches and greenery to the north, especially the "rounders" area immediately adjacent, but this was more regarding layout, massing and architectural details.

### **Massing, Form & Landscaping**

5. Whilst the basic layout of functions and buildings was accepted, panel members were unconvinced at the detailed layout the applicants had fixed upon. There was a great deal of discussion of whether the sports hall would work better turned through 90°, or flipped with the changing rooms, or whether the changing rooms should be buried under the sports hall or the sports hall sunk more into the ground. This was clearly symptomatic that the overall layout was problematic in several significant ways.
6. Areas in which the detailed layout was considered problematic included that entrances to the sports and performing blocks were at insignificant intermediate points on the alleyway between the proposed and existing buildings, leaving the crucial corner of that alleyway as a dead space. Another concern was that the sports hall changing rooms presented a blank wall to the main external space, termed by the applicants variously the "street" or "village square" (in significantly ambiguous terms). This space, whatever its purpose, would be better with an active facade. No perspective views of these spaces were available and the panel

felt these would be usefully informative for assessing their quality.

7. The ridge height of the sports hall made that element very prominent whilst the performing arts block is lower; could it be lowered to minimise its apparent mass; either by sinking the sports hall into the ground or using the undercroft for other accommodation eg. Changing, and altering the layout?

### **Layout & Materials**

8. The panel held differing views on the end elevation; the gable expressed onto street. There was concern that it could be too blank and austere; or it could be dramatic and striking. One suggestion was that instead of the unrelieved wall of louvres set into the framed gable end, it could be an opportunity for public art.
9. Placing changing rooms on the ground floor and nondescript standard classrooms behind this element was considered wasteful; in this most prominent location, a more important function housing a major public space would be more appropriate. Alternatively these functions could simply be located elsewhere and the performance block set back, making access easier and retaining the attractive existing landscaping in this location.
10. There was also concern at detailing the “frame” to the gable end; it is currently unconvincingly shown as “wallpapered” in brick as a surface pattern, rather than as a convincing buildable robust detail. There is a danger of this element being watered down.

### **Consensus and Conclusions**

11. Overall, whilst the concept was commended for boldness and elegance, the panel felt there were considerable detailed problems with the proposal at this stage, and that it seemed to have stuck at a particular design solution prematurely. They felt the applicants should investigate more alternative detailed layout and massing options. They felt the current proposals had not been critically tested, so that the design lacked coherence.
12. They also felt that notwithstanding the large quantity of drawings and thick, lavishly laid out Design and Access Statement presented, more, different information was needed; particularly elevations, sections and views of the different external spaces within the site around the proposed building.

**APPENDIX 3  
Development Management Forum Minutes**



**PLANNING & REGENERATION  
DEVELOPMENT MANAGEMENT TEAM**

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**MINUTES**

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Meeting : Development Management Forum – Channing School  
Date : 23 September 2011  
Place : The Old Crown,90 Highgate Hill, N19 5NQ  
Present : Paul Smith (Chair); Applicants, Representatives, Cllr Hare, Allison approx  
40 local residents  
Minutes by : Tay Makoon

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Distribution :

		<b>Action</b>
1.	<p>Paul Smith welcomed everyone to the meeting, 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>	
2.	<p>Head Teacher: Statement</p> <p>Thank you very much for organising this meeting to allow us all to have more discussions about what the proposals are, I just got off the train from Bristol this morning where I attended the girls school association annual conference where the theme was about helping girls make a difference globally and I picked up a leaflet and it has a young woman on it saying I want to be all that I can be and it just struck me that is what I want for these girls at Channing School and I think we do a fantastic job at the school, we have been there 126 years and the moment I feel we can do a lot better in terms of the sports facilities we offer them in terms of their opportunities to perform and those two things form the basis of what we are proposing to build on the site here at Channing School and a new indoor sports facility and a performing Arts Centre, many visitors coming to the school comment on the dining facilities whilst we have fantastic food are practicably original and forms part of the Improvement Plan to improve dining facilities and you would appreciate the increase in the use of Technology over the years, the sub station goes hand in hand with those improvements, I am very excited by what the architects have drawn up for us.</p>	
3.	<p>Applicants Architects: Presentation of the Scheme</p> <p>I would like to talk about the principles of what we are putting forward for consent, the process that we have gone through to consult the design processes we have gone through and the amendments we have recently made to amend the design hopefully to reflect comments and concerns that have been raised by interested parties. Aerial view, the site made up of green space together with Hake House, Founders Hall, Runner House and we call the new existing Sports Hall and around that there are a set of key buildings looking down or adjacent to the site. The brief that was given to us by the school was to look at the existing arrangement and to better the arrangements they have and this is not about increasing school numbers and not about getting more pupils on the site, this is about looking facilities that are currently there and analysing those and seeing where there are deficiencies and there are deficiencies in terms on music department , performing arts, and in particular the sports facilities and that forms the basis of the brief we were given and to cater for those student requirements. It is provision of buildings to accommodate enhance sports facilities, and arts and drama studios facilities for 6<sup>th</sup> form and upgrade the Founders Hall to provide teaching facilities and enhance the overall landscaping on the site and to maximise the green strategies in line with the school aspirations. The strategy, a year ago we</p>	

looked very closely at the site and how we were going to accommodate the requires and we did several studies, we looked at building on the lower section of the site, looked at building on the larger section in the centre and the one we felt was more suitable was the bottom option which is making a compact arrangement as shown on the diagram 1, 2 and 3. We felt the existing buildings did not have a very strong relationship between them, we have Hake House, New Hall and Founder Hall each of which is not addressing one another within the context of the site so other strategy is to think about the buildings as a series of fingers that is a collection respond to the grain and scale and mass of the buildings we have on the site also by keeping the views through the site down through the landscape view of London and beyond. We felt that Founders Hall as part of the site was by far the most attractive building within the site and should be the heart of the development with the buildings arranged around that, we needed to reinforce the terrace landscaping that worked down from the top of the site to the middle to the bottom and to renew the green surface to the bottom which is currently a tarmac area.

Before we submitted the application, we did a number of consultations, we consulted interested parties, from beginning of April through to the end of June we were in consultation with Haringey Council, Haringey Design Panel, Highgate Society and in June the neighbours, really work with the comments coming back from what we were doing into the scheme and to understand where peoples concerns might be with the proposals we were putting forward. We submitted an application in August which took on board a lot of the comments made during the April, May and June period. After we submitted the application there was a series of post submission comments and what we are doing here is try to break them down into three areas and just to summarise those issues that were raised when we made the first submission. With the Local Authority, English Heritage, the issue was the material fenestration fronting Highgate Hill, the distance of the performing arts from the street, the roof profile, extend of basement in relation to lower ground floor boundary wall which was raised by the Local Authority, similarly concerns were raised about the stability of the Grade II wall to the bank in terms of how that would be addressed in terms of material delivery and construction traffic, when we consulted the neighbours, similar concerns were raised about the location of basement about the concerns about digging the lower ground floor and concerns about hydrology and not knowing about what would be happening to the water table, would gardens be affected by the proximity of the lower ground floor, concerns were raised about the elevations treatment fronting the street, the amount of planting we were looking at between 112 the Bank and the school were also raised and then with the Highgate Society the location of the entrance of the performing arts building was raised as an issue and felt the entrance should be at the front of the site and not within the site . Concerns again raised about the proximity of the lower ground floor to boundaries and the animation to the façade particularly to 112 was raised. There are a lot of common themes coming through from the comments which we took on board, what we have done since submitted our revised proposals,

we have reduced the building footprint by 25% , we have sank a number of the buildings into the ground to accommodate that reduction in footprint , we have reduced the visual impact from the neighbouring building 112 The bank, we handed the entrance to the performing arts building , we have changed how you get into that building and moved that building further back from Highgate Hill , we have addressed the concerns raised about elevations, we have also reduced the lower ground floor area by 30% , we have pulled the building in at lower ground and basement space away from the boundary walls. We have also instigated a hydrology report and of which we have a preliminary findings that we are able to report tonight with a formal report that will be issued within the next 10 days, we have appointed a landscape architect to work with us to look at the landscaping around the site, we have also engaged in developing a construction plan to establish what our options are at this stage about how we will go about constructing the works we are proposing tonight. Design and Development – the first things we have done is handed the performing arts building (illustration slides) before you use to enter the performing arts building at the back of the site and now in the revised proposal entrance is to the front which is more successful and enables the school if a point in time would like the public to use the facilities, then they are able to gain access to the facilities without going into the school. Next thing we have done is move the front elevation back away from Highgate Hill. We then reduce the amount of lower ground floor (illustrations shows the lowest level of the performing arts building which is below ground and it shows the main Performance space in the middle to show two wings on either side storage back of stage area, we have removed those areas so that the footprint is away from the boundary wall. We have reduced the extent of storage along the side of the sports hall both in terms of its planned depth and we have reduced it and it enables us to do more planting on the edge of the building by giving us more space to grow planting. Animation and interests on the side elevation view looking from 112 The Bank towards the school was another concern, illustration showing previous proposal and the revised proposals that shows the introduction of windows along that façade and included the existing arrangements as it is today. We have taken comments on board from people here tonight about the design of the front elevations and we have worked hard on this and we feel the scale of what we are proposing now is more sympathetic. Landscaping: We have taken on board comments about producing a more detail plan and have engaged a company Called McGregor Smith Landscaping who looked specifically at the boundary treatment in terms of the planting proposals and these drawings form part of our proposals to be submitted as part of the application. We are proposing the area between the buildings to be planted and these drawings are being finalised to provide the screening that was required and commented on at the last meeting.

Hydrology: One of the concerns that came out of the consultation was what was going to come out of the ground when we start building and start forming the lower ground floors, we have appointed GIO Technical Environmental Associates who are preparing a hydrology report, they have finished the site



survey investigations and they are compiling their report at the moment and will be submitted to the Local Authority, the initial findings are that the water table was found 8metres below ground so we are proposing to build a lower ground floor that is 3metres below ground so therefore the proposed lower ground floors will not affect the water tables. Logistics: We have been looking at the logistics of how we go about implementing this permission if we get planning permission, what our options are for bringing materials in and out of the site, we have developed two options with the contractor. First option is to provide access and egress at the top of the bank coming down and delivering in and delivering into the site. Reversing out and coming out of the site and putting in place a boundary so pedestrians can't interfere with site traffic. The other option we looked at is to take the car parking spaces adjacent to the entrance that sit at the lower level of the bank and to use a hoist arrangement that will enable us to bridge over the bank onto our site to get material in and out. The benefits are that school children will be able to come in and out and residents will be able to get to their front doors without crossing site traffic.

A series of plans showing layout and elevations and key views of the site were shown.

#### **Questions from floor**

Q1: Resident of 108 The Bank: Statement – I have no objections to the school's ambitions but I feel the why to this plan hasn't really been answered properly and we have not been involved as neighbours in the full consultation until now and it seems to be an after fact. I was not aware until recently that there was competition to produce plans for this site, other firms tendered their designs had quite a lot of them put buildings on the Brownfield part of the site where the disuse tennis courts are, I was also not aware that there was existing planning permission for a 6<sup>th</sup> form centre on the Cholmeley side of the plot, so firstly I would like to know why the school is keen to press ahead with this plan after it has been radically altered due to our consultation and why it is not interested in building where it already has planning permission on the other side of the site where it has tennis courts. If the building were sited down there they could be full height, when we were first shown these plans they did not have basements, because we complained at height of these builds and they said we can sink them down and we still don't know the elevations of these proposed buildings as these have never been made properly clear to us.

And we do not know how much earth they propose to move and we have estimated 5,000 cubic metres of earth will need to be removed to have these basements and loose that would be double, and are they proposing to move this earth and across the bank and introduce the plant to the site which would be required to move this earth when the bank is unsuitable for access and would like to point out that this statutory notification dated 25<sup>th</sup> November from Joan Hancox, Head of Neighbourhood Services, which says following an

assessment of the condition of the retaining wall separating the bank and Highgate High Street , it has been concluded that damage has been caused by vehicles hitting the railings whilst turning in the road. We are there proposing to introduce traffic management scheme along the bank and it says the purpose of the scheme is to prevent further damage to the wall through vehicles passing through the narrow carriage way. I have a photograph of a lorry delivering through Channing if anyone wants to look at it. Whatever care we are told the school is taking to make sure the bank is not being used inappropriately and I believe it has a seven and half ton weight limit proposed by the Council and it is being disregarded by the contractors to gain access to the site for the works that is currently going on. If you are moving large quantity of earth why can't you find an alternative access to the site? Comments were made about the performing arts centre for secondary public usage; gym is used as rehearsal hall for Highgate Society, once a month the traffic is impossible. We are going to have further traffic problems if the school are proposing it for public use in the future.

Ans: Elevations – all the elevations of the buildings are drawn in detail and have been submitted as part of the application, if you think some are missing let me know. It's not fair to say we have not done the consultations, because I have stood on number of occasions and made this talk. We have listen to people and have taken on board comments and have been able to change the design in many ways to reflect comments form neighbours and interested parties and access was made an issue of last time, we have gone away with the contractor and looked at all options and we believe we are putting two options that are achievable and we are standing up here with something that can be delivered. The two options we are sure can be delivered safely to the site. We cannot do anything if it means it is going to jeopardise the safety of students and residents. That includes the stability of the bank, that includes how we get materials in and out of the site and it includes how we are going to build it. The two approaches we have outlined is one to suspend parking bays that are below the bank to create a mean of hoisting up to the upper level to gain access into the site. We will not be allowed to affect the bank in doing that, we will have to crane over heavy plant to ensure speeder plates on the banks to enable the load to be spread out, there are ways and means of achieving that to enable us to do that safely and to construct the works. The Local Authority will condition and agree a construction management plan before we are allowed to start on site.

Q2: From our garden and from garden of 112 the view from the windows of our house that this proposal will look like a train shed and it is not attractive from our point of view. I have no objections to removing the existing sports hall and replacing it with another building but when we have an endless seamless building running from one end to another it boxes in the whole outlook from our gardens and houses and its present a claustrophobic feel and gardens will be extremely overlooked and our outlook will change very dramatically.

Ans: I think we have gone a long way to listening to comments and to respond to concerns and I am satisfied that the proposal we have put forward are good examples of design, it is not a train shed I do take offence at that. We have listened, we have broken down the elevations, we have introduced windows, we were initially concerned about overlooking but because of the double heights of the buildings, there won't be any overlooking and we are comfortable about that arrangement and I am satisfied we have done a good job.

Q3: Resident from Comely Lodge – Access to site, your little bridge to get stuff across the bank is ingenious, you will need to put plant on site and the weight of the vehicles, you won't get them down the banks because the weight of the vehicles you will have crane them in and put across the bank into the site and you have your suspended parking bays there and think it is unrealistic, you are talking about 45ft trailers for large amounts of plant and large heavy vehicles and associated delivery vehicles to site constantly and I think the Council should be honest and say we probably have to remove all the parking bays down there and suspend the bus stop so vehicles can actually get to the site. Otherwise the traffic up/down the hill in the morning and evening is pretty bad and it will be an impossible position when people are trying to drop their children off at school.

Ans: We have listened to people and have taken on board in a serious way.

Q4: It is important for the contractor puts through a proposal people can see and act on it. This is serious; you are talking about a 2 year build.

Ans: Yes effectively 2 years.

Q5. How long will it be blocked off?

Ans: 2 years

Q6: My colleague asked about how much earth is being removed, have you any idea?

Ans: I do not have the calculations now, but happy to let you have the information tomorrow.

Q7: I presume the basements will be 3 metres in depth, but you will have to go deeper than that to put the bed in to construct it. Are you putting in piles?

Ans: We will go down 4 or 4.5 metres to create the basements and 5 at a push; this is done by piling and excavation to create the retaining walls.

Ps said a lot of detailed questions are being asked and you may or may not get detailed answers this evening, please do keep in touch with each other, do email the information through to each other if you are not able to give them

this evening. We are dealing with a planning application and at Committee we will not be dealing with the detail of the construction. Planning permission doesn't mean you get for the detail construction, it just means you get planning permission.

Statement from the Applicants representative: The normal process is that application and drawings are submitted and if planning permission is granted a series of upto 70 conditions can be imposed ranging from hours of operation to requirement to produce a management plan for construction, a sign off of details of materials, exactly what brick, slate, and all those things are conditional and we have to provide the Local Authority with requirements they are satisfied with.

Q8: Prof Nigel Coates, as an Architect, I do not live here and I sympathise with the things you are saying, but I want to add into the mix the fact that any design is the result of any process and the idea that this can be reduced to solution A or B is a little naïve you have already demonstrated to us that the original proposal has been modified so therefore it shows it doesn't mean it cannot be modified further that it can be adjusted, I know as I have done that many times, you can move things further away, you can make things larger and smaller and so on. I think you have created a very odd building because it looks very hefty on the side on the 3 pitched roofs on the rear of the building it's sort of Dutch looking, clean and simple and at the front it looks so light weight as to be temporary, its very odd, the concerns coming from the floor is that the operational itself in total is too big , it's a foot too big for the slipper and I think this is a problem, the concerns of the people that surrounds that site, messing up their views and the value of their property are legitimate concerns, I think it is more obvious still that you and the client, the school are trying to get something too big into that space.

Ans: I think this process is something we have worked hard for quite a while, there is a point that the design cannot be pushed anymore, cannot be reduce or put into something as you will loose everything you trying to for the site and deliver the client, I think we are very close to that point and I think we have taken on board all the comments that have been made, in part has been valid so has made us think of the brief we have been given and how we have developed it and how other people view the building and site. This is long a winded way of saying I disagree.

Q9: Statement: View of the building as they stretch along the boundary wall of my garden and my neighbours garden, I constantly commented on the pitched roofs is too high 2.7metres in my objection to the Council I suggested that it be halved in all the meetings I had with the architects and the bursar, I have asked that the roofs be reduced but it has not been reduced by a centimetre and why not? There is no reason for having it. The building looks like a factory and I think the pitched roofs can be reduced, and don't see why the school would object. I will ask you again to reduce those roofs and be

different from the Founders Hall and would make it less intrusive from my garden. In relation to the basements . You have kindly amended the basements for which I am grateful but the basement of the gym has not been reduced, it has been reduce slightly in height, the Highgate Society and I have asked for that basement to be taken away and the storage for the gym to be put somewhere else.

Q 10: The elevations you showed us although you have reduced the level of the basement, nevertheless it is closer to my neighbours wall than the original drawings

Ans: We have pulled the basements away from your boundary wall, maybe not as much as you would like and we have lowered the level of the basement to provide earth on the top to provide planting at the top along the elevation. The Hydrology report that we have had undertaken we are able to confidently stand up here to this evening and say we will not be affecting the water table, we will not be affecting your boundary wall, we will be responsible architects and ensure that wall as it is today is not affected by the works we are going to undertake. The roofs – we carried out the daylight and sunlight and it shows no detrimental loss of daylight of 112's garden.

Q11: Looking from Mr Mayor's windows as I have done these roofs make a huge difference, if the roofs were flat he would have a view across the site as it is the roofs are pitched and all he is going to see is roofs and I can show you the impact by going to see it from his house and have a look.

Ans: You are looking at the flat roof and there are a lot of roofs. The issue is about the integrity of the design in terms of the pitched roof, and if we flatten the pitched down it looks this poor damp squib of a roof, I am not trying to promote a tall pitched roof, if you dilute it enough it becomes a flat roof which is what we have at the moment and that is highly unsatisfactory. I do not accept your views.

Q12: Statement: I think at the last meeting you made it clear that the pitch of the roof made reference to Founders Hall and that might be a strong concept from keeping the buildings as a suite of styles within the school and I think it is having this major affect from 112 and other views and I think to hold on to those views with such strong concept just because it mirrors Founders Hall and I don't see the justification and I do not think it damages the integrity of the design nor does it compromise the performance of the buildings for the school and to hold on to that and defend that robustly I can't see any great justification.

Q13: Resident from 110 Highgate Hill: Construction Plan It seems to me to have a democratic deficit here, if the only time this is seriously considered after the planning permission is granted means that we have no input at all in this and it will dominate all of our lives and many others for two years.

Ans This is the oddity of our planning system, we are not required to provide detail construction plan at the point of making the planning application. At this stage I cannot tell you in detail how much earth is going to be removed, how many trucks will be required to remove the earth from the site, clearly this is an issue and we are addressing at the moment by putting together an outline construction plan.

Statement: Earlier this year we had an incident where two parking bays were closed off by bags of sand by Highgate contractors, so it gives us little confidence that they have any of our interests at heart.

Q14: Resident in Cromwell Ave – Have you looked at any other access using Cromwell Ave or Winchester Place?

Ans: We have looked at other options and the options that are presented tonight we think are deliverable, we can manage and we think are most successful.

Q15: We have heard the details of access will be reserved in the planning application are you able to give us an undertaking that you will use that form of access or not at all or will you if you fail to get technical compliance with the bank access then look for access elsewhere which could easily be given by the Council, you could submit a plan and that access would be forced upon people who are not concerned about it.

Ans: I think the approach we have outlined here tonight with the options that we have put forward is more likely to be successful to deliver materials to and from the site, we are not looking at other areas to access the site

Q16: Can you give us an undertaking that you will only do it across the bank or not at all?

Ans: We have to build this development safely and we have to respect our neighbours and both of those considerations will be taken on board and delivered, we have children to be mindful of their safety, neighbours who are concerned about access and both of those have to met by what we undertake.

Statement from Resident: In summary, it is quite possible that the access arrangements may prove to be impractical or unworkable and an alternative access will have to be found and I would like to put this on record.

Statement: if the school burnt down God Forbid and whether they came to repair it or built they would have the same problem we are having now, they would have to satisfy the neighbours and ensure that it would be done safely and this is no different.

Q17: Cllr Hare: I believe 112 is listed is that nationally Listed or Locally Listed and extends to the building cartilage therefore there must be considerable importance taking into account the affect on the view from the garden because they are part of the cartilage of the listed building.

Ans: It is locally listed and yes we are mindful of that and of the condition of the wall ensuring that as part of the consultation process that we have been through we have to do a full survey of the boundary walls, photographed and recorded to ensure that when the works are completed the wall is left in the condition we found it in. Yes, we have considered the views from the gardens and considered comments that have been made to us in terms of the elevation treatment and materials and we feel we have responded to those comments.

Q18: Is it possible that the existing approval for the 6<sup>th</sup> Form Centre constructed at the same time as these proposals here if your proposals get planning permission.

Ans: We have a permission to extend Brunner House by 5 classrooms and we have made an undertaking that if we get planning permission for this development that extension would not happen.

Q19: Statement: Resident from 110 Highgate Hill - May I say I am very surprise to see so many people here on account that I felt that a public meeting as many people who might be affected ought to come, there are a lot of people who use the bank, it is a very interesting way of getting in/out of Highgate and I felt they should know about these proposals and they should have an input. I have put posters all over the place and four times they were ripped up, it doesn't seem to me that the school is that interested in consultation. Channing has really involved us by advertising this meeting and this is why we feel like we do. No one has mentioned the archaeological report that has been mentioned at meetings and by neighbours, on the Councils website. Channing put an out of date and out of area archaeological report it didn't have our listed buildings on it and it looks as if everything is fine, the proposed comes forward an in an area of archaeological area interest and there has been no archaeological report , the backs of those buildings have a long history of 14<sup>th</sup> Century.

Ans: The Archaeological report has been submitted as part of the application, the assessment area has been enlarged to cover the whole cartilage of the school, and it did go in the archaeological importance area and the building is not part of that area. MOLAS reported that there is a low risk of any remains to be found and that is their analysis. The Museum of London would be open to an archaeological condition which would record any findings when the construction starts.

Q20: Hydrology is quite interesting because you say you have gone to a certain depth, my understanding is that you need to go to the basement area

according to Camden (the guidelines you are using ) be basement of local houses, you talk about 112 basement, but 112 doesn't have a basement. 1006,108,110 have basements, the water table is 8metres below, from Camden's website you need to do further investigations if you there are aquifers and that both he clay gate member and bag shop formation and both are here tonight, I think you need to do more work on your hydrology.

Ans: We have instructed a hydrology specialist company to come on site and do a site investigation to establish the hydrology of the site, as far as I am aware we do not have rights to go into anyone's basement to explore what is happening to their topography, all I can do is be the responsible architect and say that we have carried out that work, we have not been asked to do that by the Local Authority but off our own backs in response to questions raised. The full report will be out in the next 10 days of which we have undertaken to distribute to all of the neighbours.

Q21: Your CAD images are misleading, you have a photograph of the back garden of 112 for existing but you only show the back end of the garden where there is already a building, the front of the garden has no building, elevations of the bank where you can't see Elizabeth House from the bank.

Ans: I think architects when they draw damned if you do and damned if you don't. I think we have illustrated this proposal in quite a lot of detail from all the elevations we have been true to the survey of information we have got about the heights of buildings and how far it will go and we have done numerous views of different locations. I am not going to win this argument but these are my comments.

Q22: Cllr Allison – People are concerned about the increased footprint on the site and the length of the buildings and the roofs and the construction an I wondered if Channing had explored the possibility of the Ashmount site on Hornsey Lane which would be free from next September, it's a huge site and it would mean operating on two different sites but Highgate school does that successfully. It would mean you could expand and build more or less what you want without the restriction of this site and Islington would need to get permission from the secretary of state if that should turn into housing, as the land is educational would be relatively cheap and I wondered whether any approach had been made to Islington and whether Channing had considered that possibility.

Ans: We have considered it and we have no intention of currently moving off site and we have no intention of expanding the school beyond our current numbers.

Q23: Why does it seem ok to have such a dense building in such a small site?



Ans: We did look at other areas on the site, but the schools that are successful are the ones that are compact, the campus feel where all the facilities are was the best response for the site and it would be sympathetic to the existing building. I do not accept that we have just plonked a set of buildings together without thought. We have carefully considered the design of this building and its facilities and we feel this is the right solution for this site.

Q24: Comment on architecture – can you come up with something more mansardy that would satisfy a lot of comments being made tonight, would look much better.

Paul Smith reminded everyone to submit their comments to the Planning Service if not already done so and further representations can be made at Planning Committee. He thanked everyone for attending and contributing to the meeting.

End of meeting

**APPENDIX 5**

**Submission from 'Metropolis Planning & Design LLP' received on date of sending report to Committee Services (Not discussed or noted within report**

2424/08-1203GC01

28 March 2012



Mr Matthew Gunning  
Development Management Officer  
Planning and Regeneration  
Haringey Council  
639 High Road  
London  
N17 8BD

Dear Matthew

**THE CHANNING SCHOOL, HIGHGATE HILL, N6 5HF**  
**PLANNING APPLICATION REF: HGY/2011/1576**

30 Underwood Street London N1 7JQ  
t 020 7324 2662 f 020 7324 2663  
e info@metropolispd.com  
w metropolispd.com  
w metropolisgreen.com

I have been asked by Mr and Mrs Silver of 108 The Bank to assist the adjoining residents at The Bank in regard to their objections to the above planning application.

The residents have already made individual representations and this submission seeks to co-ordinate those representations and to illustrate the main concerns in relation the Conservation Area, listed buildings and residential amenity.

The residents' concerns can be summarised into four principal areas; Conservation Area / Listed Building impact, impact on residential amenity, the effect of the below ground works and the difficulties of access via The Bank during construction and on completion.

Notwithstanding these concerns there is one over-arching concern which I would like to bring to your attention which is that the siting of the Performing Arts Building is completely inappropriate. The siting of the building, in a position where frankly it does not fit, either creates or exacerbates the residents' concerns.

The Officer's and the Committee are therefore asked to note that whilst this application must be refused inter alia because of the unacceptable impact of this building this should not mean that the Channing School's plans for investment are completely thwarted; all that needs to happen is for the approach to siting be re-thought with appropriate weight given to preserving the character of the Conservation Area and the need to achieve a neighbourly development.

You have clearly received many objections and it seems clear to me that much of the concern relates to the fact that the chosen layout is so unnecessarily harmful to these important considerations. The School appear to be wilfully advancing the worst option amongst those which it says it considered before making the application and

whilst the impact on the residents is a concern in its own right this is compounded by the fact that much of this is unnecessary.

In the enclosed summary I have set out the reasons why the loss of the school garden and its replacement with the Performing Arts Building will destroy an essential characteristic of this part of the Conservation Area and why this is contrary to the requirements of section 72 of the Listed Buildings Act. I also show the scale of the buildings and their impact upon the houses and gardens which cascade down the hill.

Given that a school and residential properties are potentially difficult neighbours I cannot help but reflect on the fact that the existing relationship works reasonably well in Conservation Area and Amenity terms. No small part of the reason for this is the fact that the school is laid out with its own garden adjoining the neighbours gardens. Over the years the School has grown organically but it has done this by intensification to the west of Founders Hall. This pattern is successful and respectful and has become very much part of the character of the school today. It therefore seems perverse to seek to intensify the most sensitive part of the site in the way proposed, right on the most sensitive boundary when there are other options available.

I understand that there might be a site visit soon and if there is any way in which I can assist in communicating the residents' concerns to you and ultimately the Committee please let me know.

Yours sincerely  
Metropolis Planning & Design LLP



Greg Cooper  
Partner

**The Performing Arts Building**

**Impact upon the Character and Appearance of the Conservation Area, the setting of the listed buildings and the amenity of adjoining residents.**

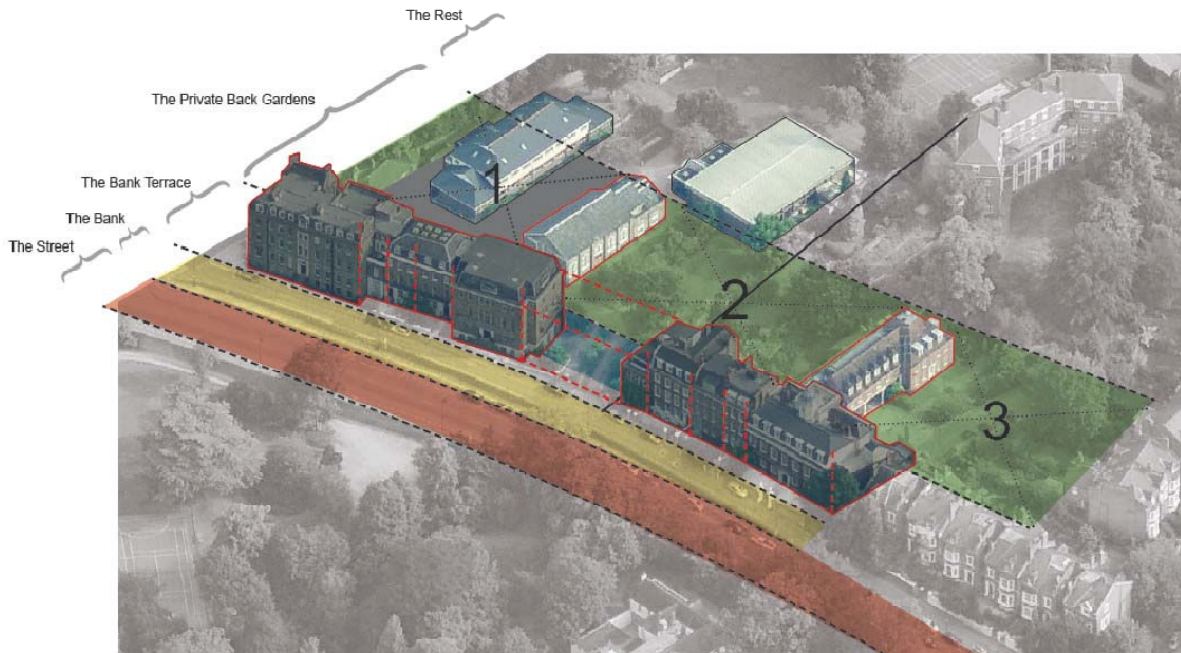
**The existing character of the Conservation Area in this locality**

Section 72 of the 1990 Listed Buildings Act requires the authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Similar considerations apply to development in the setting of the listed buildings.

To decide whether the existing 'character or appearance' of a Conservation Area would be 'preserved or enhanced'. It is necessary to establish the nature of the existing 'character or appearance' and its significance.

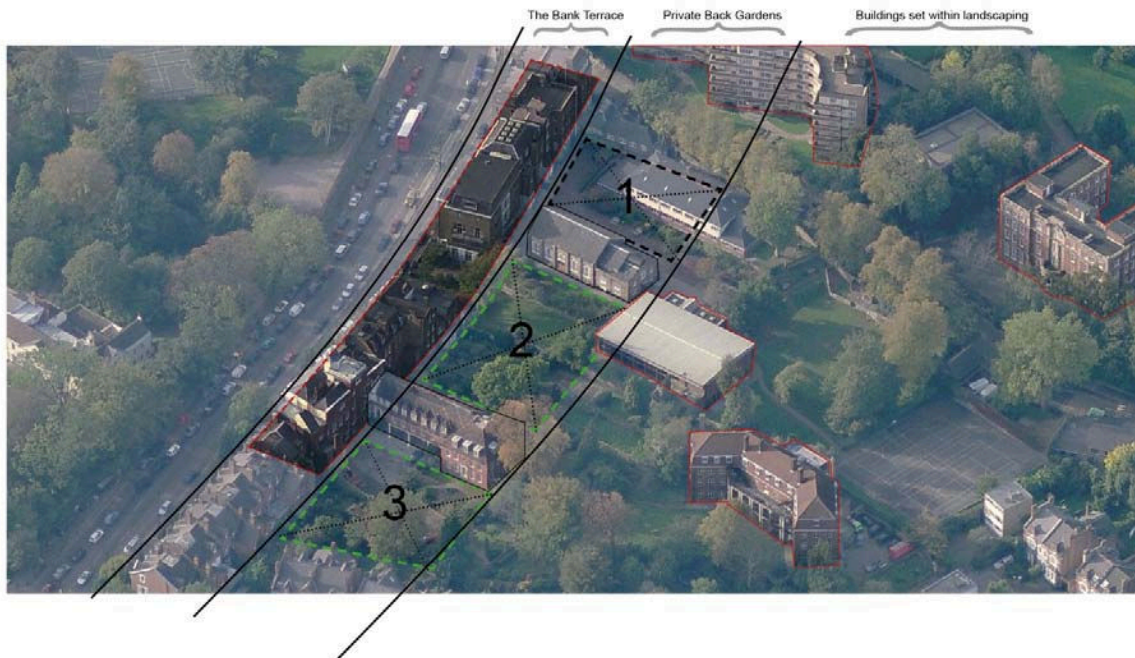
The Highgate Conservation Area is very large but 'The Bank' is a well known and identifiable feature within the Conservation Area. As a sub-area of the Conservation Area The Bank is clearly defined as consisting of the properties fronting the elevated carriageway running from the corner of Cholmeley Park to the Ghanaian High Commission.

The distinctive character and historic significance of the area is acknowledged through the listing of The Bank elevated structure/wall and the listed houses along the elevated carriageway. The group reveal the historic evolution of this area and combine to create a unique and characterful townscape the essence of which is the dramatic effect of the sequence of vertically proportioned buildings rising up the hill which stand proud of their surroundings in an elevated and prestigious setting.



*The Bank a distinctive townscape of 'elevated' houses standing proud of their surroundings.*

The precipitous effect of the terrace is equally distinctive at the rear because all the frontage buildings share a common depth and footprint and their rear elevations rise vertically from their rear gardens.



The group have traditional 'public' front elevations with main entrances to The Bank and private 'domestic' rear elevations which overlook and are seen from private garden and courtyard areas. There is a clearly discernable and consistent depth to the garden zone behind the main buildings which runs parallel to the frontage buildings.

The annexe to the High Commission and Founders Hall in Channing School are built to the depth of this garden zone and enclose a rectangle [see '2' on photo] of domestic gardens behind the main houses which cascade down the hill. The views within and across this area are shown in the following photographs and are in complete contrast with the formal views of the frontage of The Bank. The history and character of the group of buildings is clearly understood in this townscape to the rear.

It is the coalescence of these gardens that creates this townscape and the school garden plot is of the same domestic proportions as its neighbours and is significant because it links the character and appearance of the school to its residential neighbours. This makes the school an integral part of the townscape group and provides a setting for the houses and school. In most views it is also a foreground setting for the listed buildings. The school garden is a vantage point from which to appreciate the character and appearance of the adjoining buildings and provides an important setting to Founders Hall which is especially significant because it is seen to have been sited 'in the back garden'.

It is significant that the school has maintained a garden character on the side of Founders Hall because this is both a neighbourly approach and in character with the cascade of domestic gardens next door. The school

garden softens its boundary with the neighbouring properties whilst it is able to have a more intensive urban courtyard character on the other side of the Hall. In this way the pattern of uses in the school has a neighbourly and harmonious relationship with the rest of the group. The school becomes more intensive and urban the further away one gets from the eastern residential boundary.

These characteristics are shown on the following photographs:-



*The gardens are an intrinsic part of the existing character of the Conservation Area and provide a setting for The Bank properties and the listed buildings. The foreground garden would be lost to the Performing Arts Building.*





*The cascade of gardens run down the hill and include the school garden as the 'top' tier.*







*The school garden is an integral part of the sequence of gardens in this part of the Conservation Area*





*The setting is equally important for Founders Hall which is appreciated within the garden setting.*



*Founders Hall encloses the cascade of gardens and the garden foreground is a key feature of the setting of that building.*

From this analysis it can be seen that the school garden is an important and integral part of the existing character and appearance of this distinctive part of the Conservation Area. As a part of the sequence of gardens it provides an important setting for The Bank townscape group as a whole and especially as an integral part of the cascade of gardens that run from the High Commission to Founders Hall.

As the character and appearance of this part of the application is characterised by being a garden it cannot be said that this garden character is preserved or enhanced by building on it as manifestly by building on the garden its garden character is lost and the townscape is harmed and impoverished by the loss of the garden. It follows that a proposal to build a major building in the garden zone of this important area cannot meet the test established by section 72 of the Listed Building Act.

**The Applicants Failure to consider this aspect**

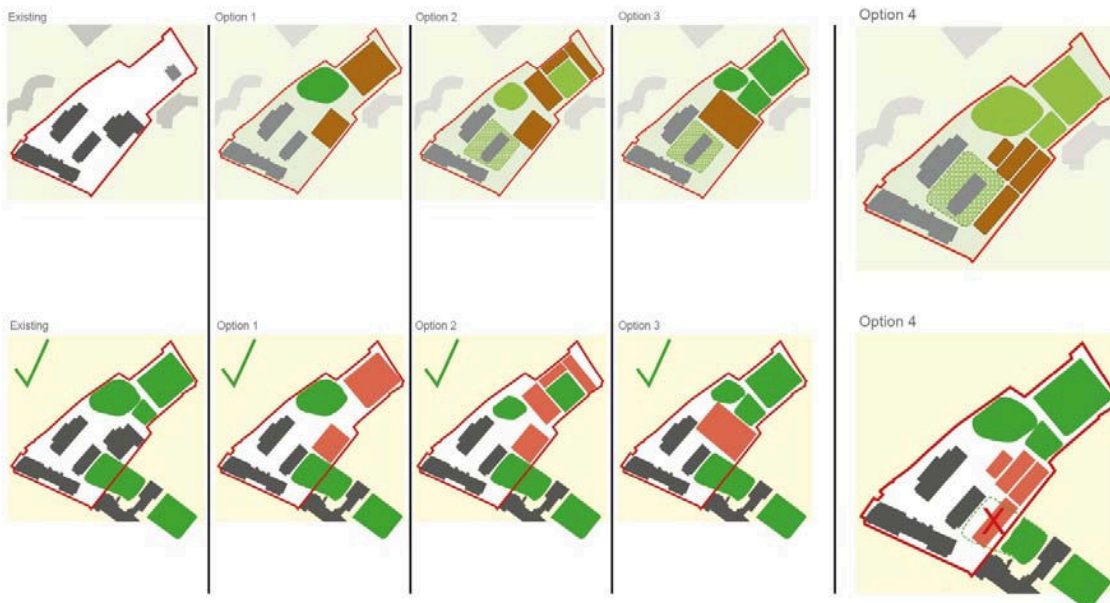
The application does not attempt any assessment of the existing character or appearance of this part of the Conservation Area and it does not therefore establish any justification for the location of the Performing Arts building within the garden space which is so important in the appreciation of the setting of The Bank.

The applicant's failure to give any weight to this aspect of the Conservation Area can be seen from the fact that the application Design and Access Statement does not identify the school garden or the adjoining cascade of gardens in the options that are used to justify the selection of chosen site for the Performing Arts Building.

The top sequence of diagrams below is taken from the application statement. We have added the school and neighbouring gardens in the second sequence. This shows how Option 4 (the chosen option) is the only option that has this effect on the Conservation Area. Had the applicants given consideration to the significance of the existing garden and its neighbours to the Conservation Area they would have shown this in the review options. It is clear therefore that this has not been considered.

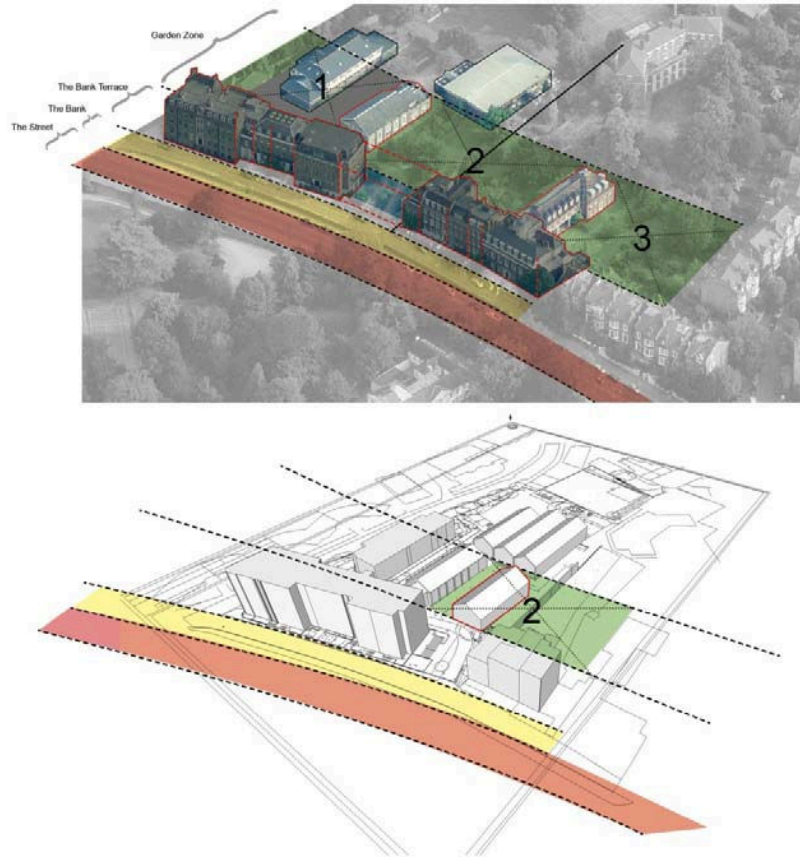
The options in the Design and Access Statement show that the School could deploy any of the other 3 options without having this adverse effect on the Conservation Area.

Applicants Design and Access Statement: *Site Strategy, P24*



The proposed Performing Arts Building destroys the sequence of garden spaces between Founders Hall and the High Commission which is a fundamental characteristic of this part of the Conservation Area.

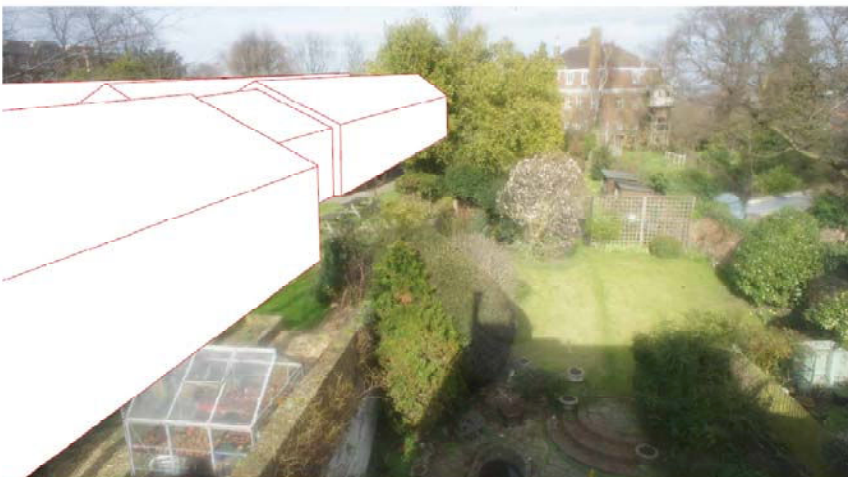
As the existing character and appearance of this part of the Conservation Area is as a part of a garden area this cannot be preserved if it is lost completely to a new building as proposed.



The effect is exacerbated by the combination of the Performing Arts Building and the replacement Sports Hall which together create a complete urbanisation of the eastern boundary of the school changing its character from a neighbourly garden with a sports hall behind to an extremely long continuous building as shown in the following photomontages.



*The school garden is lost to a very long range of buildings which are elevated above the gardens and houses.*



*The degree of change is as extreme as it could be in an area where maintaining the existing character is the objective of the Conservation Area.*



*The Performance Arts Building will combine with the sports hall to have a very negative effect on the amenities of the adjoining houses.*

This must surely be judged as unacceptable when considered against the usual planning considerations of residential amenity and the adverse effects of a sense of enclosure and overshadowing caused by a very a large and long range of buildings. These considerations should in themselves constitute sufficient reason for refusal and must compound the unacceptability of the Performing Arts Building in terms of the Conservation Area and the setting of the listed buildings.

GCC

27/03/12

Planning Committee 16<sup>th</sup> April 2012

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

<b>Reference No:</b> HGY/2011/1577	<b>Ward:</b> Highgate
<b>Address:</b> The Channing School Highgate Hill N6 5HF	
<b>Proposal:</b> 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.	
<b>Existing Use:</b> School D1 Use	<b>Proposed Use:</b> School D1 Use
<b>Applicant:</b> Mr R Hill The Channing School	
<b>Ownership:</b> Private	
<b>Date received:</b> 10/08/2011 <b>Last amended date:</b> 23 <sup>rd</sup> January 2012	
<b>Drawing number of plans:</b> 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.PL 201 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.	
<b>Case Officer Contact:</b> Matthew Gunning	
<b>PLANNING DESIGNATIONS:</b> Road Network: C Road & Conservation Area	
<b>RECOMMENDATION:</b> GRANT CONSERVATION AREA CONSNET	
<b>SUMMARY OF REPORT:</b>	
<p>This application is for conservation area consent for the 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. It is accepted that the existing sports hall building is of no architectural merit and that it does not have a positive contribution on the conservation area itself. The siting, design, form, detailing of the proposed building is also considered acceptable. Overall the proposed development will preserve 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 &amp; Archaeology'. Given the above this application is recommended for approval.</p>	

**2.0 SITE AND SURROUNDINGS**

2.1 As per application HGY/2011/1576

**3.0 PLANNING HISTORY**

3.1 As per application HGY/2011/1576

**4.0 RELEVANT PLANNING POLICY**

4.1 National Planning Policy

Planning Policy Statement: 5 Planning for the Historic Environment

4.2 London Plan 2011

Policy 7.4 Local character  
Policy 7.6 Architecture  
Policy 7.8 Heritage assets and archaeology  
Policy 7.9 Heritage-led regeneration

4.3 Haringey Unitary Development Plan (2006)

G10 Conservation  
CSV1 Development in Conservation Areas  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Areas

4.4 Supplementary Planning Guidance / Documents

SPG2 Conservation and Archaeology

**5.0 CONSULTATION**

5.1 As per application HGY/2011/1576

**7.0 RESPONSES**

5.1 As per application HGY/2011/1576

**8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION**

8.1 The proposal is for the demolition of the existing sports hall which is well set back from The Bank / Highgate Hill such that it is not openly visible. It is accepted that this building is not of architectural. Its demolition would therefore cause no harm to the character of the locality as the existing building is of no special merit and does not contribute positively to the character and appearance of this part of the conservation area.



- 8.2 The detail and design of the new buildings are outlined under planning ref: HGY/2011/1576. Overall the architectural quality of the proposed development is considered to be acceptable so preserving the character of the conservation area. As such the proposal is considered to be in accordance with the requirements of polices CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation & Archaeology' of the Haringey Supplementary Planning Guidance and Documents. On this basis this application is recommended for APPROVAL.

### 13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and/or subject to sec. 106 Legal Agreement / REFUSE PERMISSION

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.PL 201 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.

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 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 polices CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan 2006 and SPG2

'Conservation & Archaeology'. Given the above this application is recommended for approval.

Planning Committee 16 April 2012

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE****Reference No:** HGY/2012/0214**Ward:** Woodside**Address:** Land Rear of Corbett Grove N22**Proposal:** Erection of 8 x two storey dwellings, comprising of four different house types with a mixture of detached, link detached and semi-detached properties.**Existing Use:** Vacant Land**Proposed Use:** Residential**Applicant:** Mr Schneck**Ownership:** Private**DOCUMENTS****Title**

Planning Statement – JDW Architects

Design and Access Statement – Revision C – JDW Architects

Extended Phase 1 Habitat Survey – Baker Shepherd Gillespie

Report on Environmental Noise Levels – Sound Analysis Limited (Ref: SAH 4073-01)

**PLANS**

Plan Number	Revision	Plan Title
JW347 - 100	D	Site Location Plan
JW347 - 101	C	Site Sections
JW347 - 102	C	Analysis Opportunities
JW347 - 103	D	House Type A – Plans/Elevations
JW347 - 104	D	House Type B – Plans/Elevations
JW347 - 105	D	House Type C – Plans/Elevations
JW347 - 106	A	House Type D – Plans/Elevations
JW347 - 107	-	Site Photos
JW347 - 108	-	Location Map with Surrounding Backland Development
JW347 - 109	A	3D Visuals
JW347 - 110	D	Site Plans of Northern and Southern Parts at 1:250

**Case Officer Contact:**

Michelle Bradshaw

P: 0208 489 5280

E: [michelle.bradshaw@haringey.gov.uk](mailto:michelle.bradshaw@haringey.gov.uk)**PLANNING DESIGNATIONS**

Tube Lines

Road Network: B Road

**RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to s106 Legal Agreement

**SUMMARY OF REPORT**

The report summary and conclusion are set out at section 7.0 of this report.

That the Planning Committee be minded to grant planning permission for application HGY/2012/0214 subject to conditions and the signing of a legal agreement pursuant to Section 106 of the Town and Country planning Act 1990 as set out in section 6.7.

Along with the relevant plans the applicant has submitted the following documentation in support of the application:

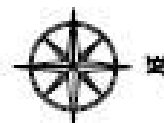
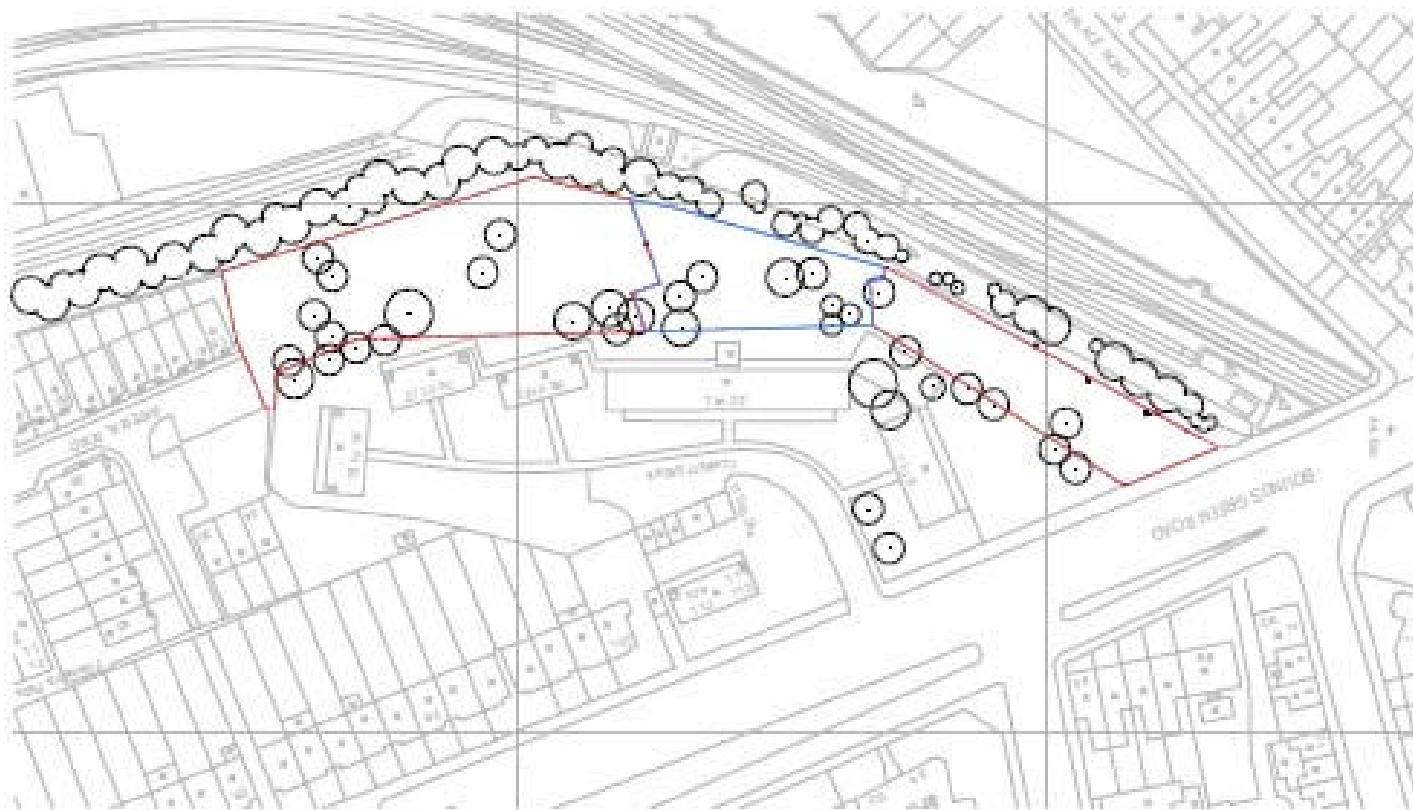
- Planning Statement
- Design and Access Statement
- Habitat Survey
- Environmental Noise Levels Report

In determining this application, officers have had regard to the Council's obligations under the Equality Act 2010.

On balance it is considered that the scheme is consistent with planning policy and in the public interest. Therefore, subject to appropriate conditions and s106 contributions the application is considered acceptable and on this basis, it is recommended that the application be granted planning permission.

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	Appendix 1: Consultation Responses
	Appendix 2: Planning Policies
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Site Location Plan



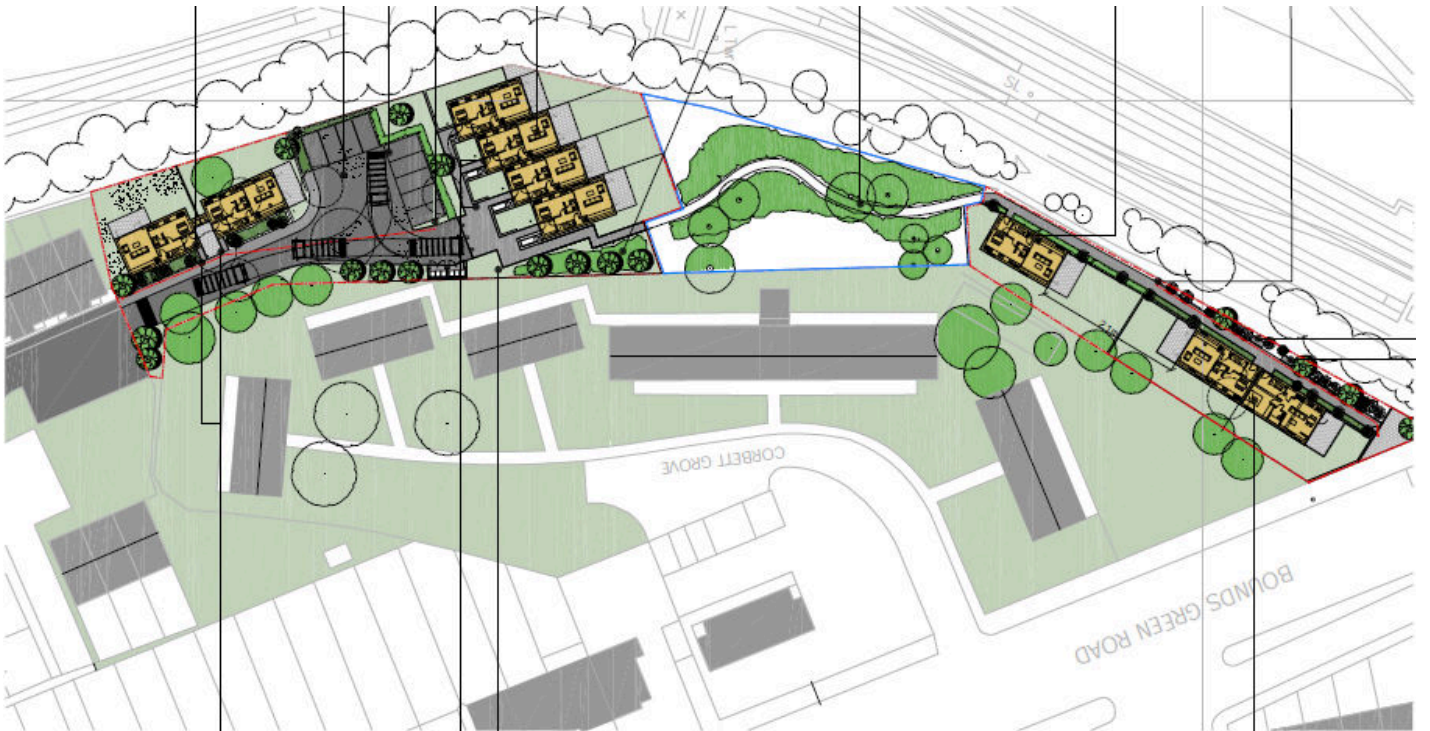
Site Layout Plan – Proposed Scheme



Site Layout Plan – Approved Scheme (HGY/2009/1830)



Site Layout Plan – Refused Scheme (HGY/2011/0617)



Proposed Scheme – 3D Visuals





## 1.0 SITE AND SURROUNDINGS

- 1.1 The application site is a backland site consisting of two separate parcels of land of irregular shape, located to the rear of the council flats of Corbett Grove. One piece of land is accessed off Bounds Green Road and the other off Imperial Road. The northern most part is 820m<sup>2</sup> and the southern part 1812m<sup>2</sup>. The total site area is therefore 2632m<sup>2</sup>. Behind the proposal site is the Hertford Loop Railway line. This railway land is designated as an Ecological Corridor. The land is currently vacant and overgrown with dense vegetation. The site is not located within a Conservation Area.

## 2.0 PLANNING HISTORY:

### 2.1 Planning Application History

- Planning HGY/2009/0606 REF 02-06-09 Land rear of Corbett Grove London - Erection of 9 x two / three storey dwelling houses comprising 6 x 3 bedroom and 3 x 4 bedroom, with associated car parking (6 spaces) and landscaping.
- Planning HGY/2009/1830 GTD 29-07-10 Land rear of Corbett Grove London - Erection of 6 x two and three storey three bedroom dwelling houses with associated car parking (8 spaces) and landscaping.
- Planning HGY/2011/0617 – REF – Land rear of Corbett Grove London - Erection of 9 x two storey dwellings comprising of 6 x three bedroom semi detached houses, 2 x three bedroom link detached dwelling houses and 1 x three bedroom detached dwelling house. – APPEAL DISMISSED (APP/Y5420/A/11/2157788)

### 2.2 Planning Enforcement History

- No Planning Enforcement History

## 3.0 RELEVANT PLANNING POLICY

- 3.1 The planning application is assessed against relevant National, Regional and Local planning policy, including relevant:

- National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012

- National Planning Policy Guidance
- National Planning Policy Statements
- The London Plan 2011 (Published 22 July 2011)

Following consultation in 2008, the Mayor decided to create a replacement Plan rather than amend the previous London Plan. Public consultation on the Draft London Plan took place until January 2010 and its Examination in Public closed on 8 December 2010. The panel report was published by the Mayor on

3<sup>rd</sup> May 2011. The final report was published on 22<sup>nd</sup> July 2011. The London Plan (July 2011) is now the adopted regional plan.

- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Haringey Local Development Framework – Core Strategy and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011)

Haringey's draft Core Strategy was submitted to the Secretary of State in March 2011 for Examination in Public (EiP). The first session of EiP hearings ran from 28th June 2011 until 7th July 2011. Following discussions at these hearings, the Council carried out an additional consultation on fundamental changes to the Core Strategy in Sept-Nov 2011. The outcomes of which resulted in an additional hearing on 22nd February 2012. The Inspector's report is now expected at the end of April 2012. As a matter of law, some weight should be attached to the Core Strategy policies which have been submitted for EiP however they cannot in themselves override Haringey's Unitary Development Plan (2006) unless material considerations indicate otherwise.

- Haringey Draft Development Management Policies (Published for Consultation May 2010)

The consultation draft of the Development Management DPD (DM DPD) was issued in May 2010 following the responses received. The proposed submission draft is expected to be ready for public consultation in early 2013. The DM DPD is at an earlier stage than the Core Strategy and therefore can only be accorded limited weight at this point in time.

3.2 A full list of relevant planning policy can be found in Appendix 2.

## 4.0 CONSULTATION

4.1 This application was publicised by a site notice and the following parties consulted:

Thames Water  
Network Rail  
London Fire and Emergency Planning Authority  
Haringey Transportation Team  
Haringey Waste Management  
Haringey Building Control  
Ward Councillors  
1 – 34 (c) Corbett Grove, N22  
30 – 54 (e), 29 – 93 (o) Imperial Road, N22  
69 – 117 (o) Bounds Green, N22  
69a, 69b, 83a, 99a, 99b, 107 a – e (c), 117a Bounds Green Road, N22  
1 – 9 (c) Trinity Court, Trinity Road, N22  
1 – 20 (c) Barnes Court, Clarence Road, N22  
85 – 89 (c), 89a, 90 Trinity Road, N22

1 – 9 (o), 2 – 12 (e) Whittington Road, N22  
2 – 68 (e) Welsh Methodist Church, 1 – 47 (o) Palace Road, N22  
1 – 6 (c) Bailey Close, N22  
120 – 129 (c) Bailey Close, N22

- 4.2 The application was put out to consultation by the London Borough of Haringey at the beginning of February 2012 following the validation of the application. The consultation generated 5 responses (4 letters from Statutory and Internal consultees and 1 letter of objection from a resident).
- 4.3 While the statutory consultation period is 21 days from the receipt of the consultation letter, the planning service has a policy of accepting comments right up until the Planning Sub-Committee meeting and in view of this the number of letters received may rise further after the officer's report is finalised but before the planning application is determined. Any additional comments received will be reported verbally to the planning sub-committee.

## **5.0 RESPONSES**

- 5.1 Consultation Responses were received from

London Fire and Emergency Planning Authority  
Thames Water  
Haringey Transportation Team  
Haringey Environmental Health Team  
Haringey Waste Management  
Resident: 7 Corbett Grove, N22

- 5.2 A summary of all Statutory Consultees, Internal Consultees and Residents/Stakeholders comments and objections can be found in Appendix 1.
- 5.3 Planning Officers have considered all consultation responses and have commented on these both in Appendix 1 and where relevant within the analysis/assessment section of this report.

## **6.0 ANALYSIS/ASSESSMENT OF THE APPLICATION**

### **6.1 Principle of Residential Use**

- 6.1.1 Policy HSG1 states that new housing developments will be permitted provided that the site is appropriate, having regard to the sequential approach which favours the redevelopment of existing housing sites or re-use of buildings, including empty properties. Policy HSG2 states that a change of use to housing will be considered provided the building can provide satisfactory living conditions.
- 6.1.2 The principle of residential use on this site is established through the approval of planning application ref: HGY/2009/1830 which granted planning permission for the erection of 6 x two and three storey three bedroom dwelling houses with associated car parking (8 spaces) and landscaping in July 2010.

## 6.2 Density, Design and Layout & Overlooking and Privacy

- 6.2.1 The London Plan sets out a number of different density ranges to be achieved depending on the local context and public transport accessibility. The council considers the public transport accessibility level (PTAL) for this site to be 4 and 5 across the site. On the basis that the site is within a suburban location the density range should be between 200 – 350 hr/h.
- 6.2.2 The site is split into two areas, the northern most part being 540m<sup>2</sup> (0.054 ha) and the southern element being 1812m<sup>2</sup> (0.1812ha). The total site area is 2352m<sup>2</sup> (0.2352ha). The scheme proposes 8 x 3 bedroom dwelling houses which would equate to 32 habitable rooms. The density for the site would therefore be 136 habitable rooms per hectare. As such, the scheme is below the specified density range of 200 - 350hrh as set out in the London Plan (2011). Given this is a backland site, a lower density is considered to be appropriate in this case.
- 6.2.3 Policy UD4 relates to the overall design and scale of a development in regards to the site and the surrounding area. Policy UD3 relates to the impact of a development on the amenity of neighbouring properties and the locality generally.
- 6.2.4 Planning permission was granted for 6 x 2 storey dwellings on 29th July 2009, under application HGY/2009/1830. Subsequent to this approval, an application was submitted in March 2011 for a 9 dwelling scheme (Ref HGY/2011/0617) which was refused by the local authority and dismissed at appeal (APP/Y5420/A/11/2157788).
- 6.2.5 This application proposes 8 x 2 storey 3 bedroom dwellings as follows: 2 No semi-detached, two storey, three bedroom dwellings (type A); 3 terraced, two storey, three bedroom dwellings (type B); 2 No link-detached, two storey, three bedroom dwellings (type C); 1 No detached, two storey, three bedroom dwelling (type D).
- 6.2.6 The scheme is similar, in terms of site layout and dwelling types, as the development approved in 2009. The difference is the addition of the detached dwelling (Type D) towards the north of the site and the addition of a further semi-detached dwelling (Type B) to create a set of three dwellings rather than the previously approved two dwellings.
- 6.2.7 The assessment of this current application must consider in light of the previously approved scheme of 6 dwellings the Inspectors report dismissing a scheme for 9 dwellings.
- 6.2.8 The local planning authority cited 4 reasons for refusal of application HGY/2011/0617 which went to appeal. The first reason related to overdevelopment and overlooking, the second related to substandard amount and location of amenity space, the third related to distances to bin stores and car parking and the fourth reason related to sustainability.
- 6.2.9 The inspectors report focused on the first two reasons as he considered the fourth reason for refusal could be dealt with via conditions and he did not find a basis for the third reason for refusal given the similarities with the 2009 scheme which had been approved.

- 6.2.10 There is no change in the relationship of the type As or Cs compared to the approved scheme. As such, these properties are considered to be acceptable in principle.
- 6.2.11 The Inspector states that in terms of overlooking, the type D house is in a similar position to the flats as the type As and there would be no more overlooking of that house than of the type As. The Inspector does not provide any further discussion on the Type D property. As such it is considered that the inclusion of a detached dwelling in this northern part of the site raises not amenity issues and as such is acceptable in principle should it satisfy the other policy requirements in terms of minimum floor space and amenity space requirements.
- 6.2.12 The application which was refused proposed four type B dwellings in the same location as the current Type B dwellings. The Inspector dismissed the appeal on the basis of overlooking of the garden of the easternmost type B house, and the small garden, cramped situation and lack of light to the westernmost type B house and on this basis considered the proposal represented over development of the site, contrary to policies UD3 and UD4.
- 6.2.13 Given that these are the only reasons the Inspector gave for dismissing the appeal it is now a matter of assessing whether the change to the scheme as now proposed overcomes the issues raised by the Inspector. It is therefore the Type B houses which need to form the basis of the assessment of this application.
- 6.2.14 The number of Type B houses has been reduced from 4 terrace dwellings (2011 refused scheme) to 3 terrace dwellings in this application.
- 6.2.15 In terms of overlooking onto the proposed type B houses the easternmost dwelling are set slightly further away from the nearest flat compared to the refused scheme. In addition the landscape buffer between the two has been increased in size slightly. Conditions of consent require full details of the proposed landscaping scheme to be submitted to and approved by the local planning authority. This will ensure that the proposed landscape buffer is successfully mitigates any significant overlooking to the rear garden of the easternmost dwelling. To this extent it is considered that the proposed scheme addresses the issue raised by the Inspector.
- 6.2.16 The linear nature of the site requires a sensitive design in terms of bulk and window positioning. It is considered that the dwellings have a suitable siting, orientation, window positioning and internal layouts to overcome the issues of overlooking. The configuration and layout has been carefully designed so as to ensure that it would give rise to no significant adverse impact upon neighbouring amenity in terms of overlooking, loss of sunlight or daylight. On this basis the proposed development is considered to comply with policy UD3 and SPD Housing.
- 6.2.17 In terms of the quality of amenity space each of the Type B dwellings all meet the minimum size of 50sqm as required by the Council's housing SPD. The easternmost dwelling has been provided with an area of 116sqm, the middle dwelling 69.70sqm and the westernmost dwelling 158sqm.
- 6.2.18 The westernmost dwelling has been set further away from the boundary and is provided more "breathing room" compared to the previous scheme. It is therefore considered that the position of this dwelling is no longer "hemmed in between its

neighbours and the railway line” as the Inspector commented. To this extent it is considered that the proposed scheme overcomes this issue raised by the Inspector.

6.2.19 SPD Housing states that ‘where possible, family houses should be provided with back gardens which are safe for young children to play in. The minimum private garden space needed for a family dwelling is 50 sq. m’. Each of the 8 dwellings are provided with private garden space of between anywhere between 69sq.m at the smallest and 158sq.m at the largest. As such, most of the dwellings are provided with more than double the minimum private amenity space as set out in the SPD. Furthermore, the land between the northern and southern part of the site provides additional communal amenity space for residents to use. Conditions of consent will ensure this area is appropriately landscaped and maintained in order to provide a useable and attractive space.

6.2.20 In terms of internal space standards each of the dwellings meet the requirements of Haringey SPD Housing and the London Housing Design Guide. Each of the 8 dwellings is a 3 bedroom 5 person dwelling. This would require a minimum internal floor area of 82sqm under SPD Housing or 96sqm under the London Housing Design Guide. Each of the 8 dwellings have an internal floor area of between 109sqm and 112sqm. As such, the dwellings are deemed to provide a suitable standard of accommodation for future occupiers.

6.2.21 Overall the proposal complies with the Council’s standards as set out within Chapter 8 of the Haringey Housing Standards SPD (Adopted October 2008) in terms of minimum floor space requirement and providing adequate circulation and storage space. The proposals also provide adequate private amenity space as each proposed dwelling includes private garden space in excess of 50 metres squared to provide safe and secure private family garden areas.

6.2.22 The design of the proposed dwellings reflects the design approved in the 2009 planning application and therefore is deemed to be acceptable in principle. The design of the dwellings in application HGY/2009/1830 was assessed against policy UD2, UD4, SPG1a and SPG8b which state that any proposals for developments which require planning permission will be expected to be of high quality design. UD2 and SPG8b also states that the council will expect all development schemes to take on board sustainable development and where possible take into account environmentally friendly materials, for global and local benefits. The development is of a contemporary design and would be constructed of a mixture of materials including Autumn russet facing bricks at ground floor level, scratch proof render (amended from the original material which was fibre cement board) at first floor level and cedar boarding at second floor level. The roofs would be mono-pitched and have a sedum roof finish. Windows would be powder coated aluminium. It is noted on the plans that the cedar boarding is to be from sustainable forests. Overall, the materials are considered to be acceptable in line with policy UD2, UD4, SPG1a and SPG8b.

### **6.3 Dwelling Mix and Affordable Housing**

6.3.1 Affordable housing threshold under Policy HSG4 requires developments of ten or more dwellings to provide a proportion of affordable housing. Paragraph 4.18 states that, as a guide, sites measuring 0.3 hectares or over should be capable of providing ten or more units. The application site measures 0.24 hectares and eight residential units are proposed and therefore falls below the guidelines set out by the Council.

6.3.2 In terms of dwelling mix the scheme proposes 8 x 3 bedroom dwelling houses. Policy HSG10 and SPD Housing states that the borough is in need of properties of all sizes however there is a particular need for large family dwellings. While this scheme does not provide a mix of dwelling sizes the scheme does provide family houses with good amenity space which are in need in the borough. The applicants have advised that they could provide 2 dwellings of four bedrooms however it was not considered that the number of bedrooms should be increased at the expense of the amount of development given the constrained nature of the site. As such, the provision of three bedroom houses is deemed to be acceptable in this case.

#### **6.4 Trees and Biodiversity**

6.4.1 Policy OS6 states that the council will not permit development on or adjacent to sites of importance for nature conservation value or ecological importance unless there will be no adverse effect on the nature conservation value of the site and unless the importance of the development outweighs the nature conservation value of the site.

6.4.2 Policy SPG8d states that 'any development must protect the existing biodiversity in Haringey and where possible, seek to enhance and diversity this biodiversity. The site is heavily overgrown and contains a number of trees as well as dense shrubbery across the entire site. The majority of the trees are self seeded and do not fulfil the criteria for TPO status, however cumulatively the green spaces are of some value, in that they act as a screen and provide privacy to the residents of Corbett Grove. This green buffer provides a barrier both visually and in terms of noise transfer from the nearby railway line to nearby residential premises.

6.4.3 The applicant has provided Ecological Report – Extended Phase 1 Habitat Survey carried out by Baker Shepherd and Gillespie Ecological Consultants. The recommendations of this report state that no further surveys of habitat are considered necessary for the site. The report does also state however that a further survey of the site for reptiles is recommended and further surveys of the trees are recommended in order to assess whether bats are roosting in any of the trees that are due to be removed.

6.4.4 The Ecological Report also states that where possible features of ecological interest should be retained within the development proposals, for example some of the more mature trees along the eastern and western boundaries of the site could be kept, especially those with potential for roosting bats.

6.4.5 All vegetation removal should be undertaken outside of the breeding bird season (March to August inclusive). Japanese knotweed is located in three patches in close proximity in the centre of the site. This would need to be dealt with appropriately in line with Environment Agency guidance.

6.4.6 Therefore, given the recommendations within the Ecology Report, conditions of consent have been attached to ensure compliance with the above.

6.4.7 The SPG also encourages green roofs which are roofs intentionally vegetated to a greater or lesser degree. The Council will welcome any approach which allows for the provision of a green roof while at the same time ensuring that the development is not in conflict with any other policy within the UDP and which results in an aesthetically

pleasing development which has some ecological value. The development proposes to incorporate green sedum roofs to all 8 residential dwellings.

6.4.8 Policy OS17 states that the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character by: ensuring that when unprotected trees are affected by development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is provided. Conditions of consent requiring the submission of full details of a proposed landscaping scheme including those trees to be retained and removed, has been including to ensure compliance with this policy. It is particularly important due to the large area of green space between the two sites, as a well designed and maintained landscaping scheme could provide an attractive area for informal recreation and general amenity for the locality.

## 6.5 Access and Parking

6.5.1 Policy M3 state that the Council will require that developments with high trip generating characteristics be located where public transport accessibility is high and the location and building design encourages cycling and walking so that all potential users, regardless of disability, age or gender can use them safely and easily. SPG7a Vehicle and Pedestrian Movements sets out specific guidelines on parking, highways, footways, garaging, access by refuse and emergency services, street trees, furniture and lighting etc.

6.5.2 The site is located within the northern part of the borough and indicates a PTAL level of 4 and 5 across the site due to its proximity to public transport options. The site is within 0.2 miles of the Bowes Park Railway Station and 0.35 miles of Alexandra Palace Railway station. In addition, Bounds Green tube station on the Piccadilly line is a 10 minute walk away. Bounds Green Road and Brownlow Road, near Bounds Green Station, provide a number of bus routes. The scheme proposes a total of 9 off street parking spaces (1 space per dwelling plus 1 disabled parking space) and would minimise the impact on both the parking and the adjoining highway network and as such Haringey Transportation Team consider that the proposed development would not have any significant impact on the existing highway network.

6.5.3 The car parking area would be accessed from Imperial Road (Housing Estate Road). It should be noted that the highway authority would not be looking to adopt this section of highway as public highway maintainable at the public's expense, as it would only serve this relatively small residential development and does not form a link in the highway network or form a useful extension to an existing highway.

6.5.4 Haringey Transportation Team, as the time of the 2009 application questioned the walking distances from the northern part of the site to the car parking area. However due to their proximity to Bounds Green and the high PTAL rating at this part of the site (PTAL 5) it is considered that these dwelling are likely to utilise the public transport options available and the distance to the car park was not considered to be a significant reason on its own to refuse planning permission. Furthermore, there is ample space within the curtilage of each dwelling for the storage of bicycles. In light of the previous approval for a similar scheme Haringey Transportation Team raise no objection to this planning application. As such, the development is deemed to accord with M3 and SPG7a.



6.5.5 The London Fire and Emergency Planning Authority initially raised concern at the time of the 2009 application regarding fire access. They subsequently confirmed that they were satisfied in principle with the use of domestic sprinkler system however would like full details and A1 plans submitted to them for approval. A condition of consent was added to the previous permission requiring full details to be submitted to and approved in writing by the London Fire and Emergency Planning Authority and this written approval from LFPEA sent to the Local Planning Authority, prior to the commencement of works. It is proposed to deal with this application with a similar condition.

## 6.6 Sustainability and Waste Management

6.6.1 Policy UD2 states the council will require development proposals to take into account, where appropriate a number of environmental considerations including but not limited to pollution effects, water and waste water infrastructure, energy efficiency and renewable energy, waste recycling and storage. In addition, the council will seek that development schemes take into account, where feasible: environmentally friendly materials, water conservation and recycling, sustainable drainage, biodiversity etc. SPG8c encourages the assessment of development in terms of their environmental performance and sustainability.

6.6.2 The dwellings are to comply with Code Level 4 of the Code for Sustainable Homes. The proposed dwellings have incorporated sustainable features such as sedum roofs, energy efficient lighting and external lighting which, where possible, is controlled by timers, daylight sensors or movement sensors, depending on the location. High levels of insulation will be achieved and the kitchens and bathrooms specified will be fitted with water saving flow regular taps. Bathrooms and WCs will also be fitted with dual flush toilets. Solar collectors will be installed on the roofs of the dwellings to aid in supplementing the hot water heating. All the timber to be used for the construction of the development will be sourced from sustainable manufacturers. All of these measures will ensure that proposed dwelling meet the requirements of Level 4 of the Code for Sustainable Homes. A condition of consent will require the scheme to comply with this code level. As such, the scheme is considered to be acceptable under policy UD2 and SPG8c.

6.6.3 In terms of waste management SPG8a states that in any new development consideration should be give to how storage and collection of household and commercial waste and recyclable materials can best be incorporated.

6.6.4 The houses will be provided with separate refuse and recycling storage facilities; 240 litre dustbins for general household waste, green waste and compost, and a green box for recyclable glass and plastic goods and a blue box for paper and cardboard.

6.6.5 The 2 link-detached dwellings (Type C) to the southern end of the site are linked by the bin storage area. The 3 terraced dwellings (Type B) to the southern end of the site each have a single bin store located in the front courtyard area. The northern two semi-detached properties (Type A) and one detached dwelling (Type D) have refuse store for the sole use of those three properties to the southern end of the site adjacent to the parking area.

6.6.6 The waste storage provision is deemed acceptable in principles but would be subject to conditions that 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 a copy of this signed document will need to be forwarded to Chris Collings contract monitoring officer Environmental Resources. On this basis, the development is deemed to be in line with policy UD7 and SPG8a.

## 6.7 Planning Obligations – s106

6.7.1 The Council is seeking the following s106 obligations:

1. An Education contribution of £62,903 based on the formula set out in SPG10c and the most up to date figures.
2. Administration charge of £3145 as required by SPG10a.

The total amount of s106 contribution would be £66048.

## 6.8 Equalities

6.8.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

## 7.0 SUMMARY AND CONCLUSION

7.1 The principle of residential use on this backland site is considered to be acceptable and has been established by the previous planning permission HGY/2009/1830. The overall amount of development on the site, density, footprint, bulk, mass and design of the buildings is considered to be acceptable and has incorporated appropriate changes in response to recent Inspectors decision on appeal APP/Y5420/A/11/2157788. The scheme as proposed is considered to result in an acceptable relationship with the adjoining properties with no significant adverse impacts on residential amenity. As such the proposed development is considered to be in accordance with 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. On this basis, it is recommended that planning permission be GRANTED subject to conditions and s106 agreement.

## 8.0 HUMAN RIGHTS

8.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

## 9.0 RECOMMENDATION 1

9.1 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.

1. An Education contribution of £62,903 based on the formula set out in SPG10c and the most up to date figures.

2. Administration charge of £3145 as required by SPG10a. The total amount of s106 contribution would be £66048

9.2 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.

## 10.0 RECOMMENDATION 2

10.1 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 REV D

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 & 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 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.

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.

(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 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

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.

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 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](http://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 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.

# APPENDIX 1

## Consultation Responses

No.	Stakeholder	Question/Comment	Response
1	London Fire and Emergency Planning Authority	<p>The Brigade is not satisfied with the proposals as they are unable to determine from the available plans whether Brigade access is compliant with Approved Document B5 due to the size and scale of the plans. North part appears to be well over acceptable distance of travel so consideration should be given to installation of a domestic sprinkler system. Please also confirm if access provided to North parts from Bounds Green Road whether pedestrian or otherwise.</p>	<p>Noted. The issue will be dealt with via a condition requiring the developer to obtain all relevant approvals from LFEPA prior to the commencement of the development and details of the approval submitted to the Local Planning Authority. This is the same approach as the approved application for this site (Ref: HGY/2009/1830).</p>
2	Thames Water	<p>Waste Comments</p> <p>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.</p> <p>Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application. 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 <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a></p> <p>Water Comments</p>	<p>Noted and Informatives Attached</p>

No.	Stakeholder	Question/Comment	Response
3	Haringey Transportation Team	<p>On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.</p> <p>Thames Water recommend the following informative be attached to this planning permission. 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.</p> <p>The application site has a medium PTAL and is within walking distance of Bounds Green underground and Boves Park rail stations. It is therefore likely that the majority of the prospective residents would use public transport for some journeys to and from the site. The applicant has made provision for car parking at a level that accords with standards set out in the adopted UDP (2006). It is therefore considered that the proposed development would not have any significant impact on parking demand within the immediate vicinity of the site.</p> <p>However, the distance between the houses to the north of the development and the associated car parking spaces is undesirable. It has been noted that a similar proposal was submitted under previous planning application number HGY/2011/0617. Although highway and transportation comments made in response to this application highlighted concerns relating to this distance, it was considered that an objection against the scheme based on this matter alone could not be sustained. The highway and transportation authority would therefore not wish to raise any objection to the above application.</p> <p>Informative - The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573)</p>	Noted
4	Haringey Waste Management Team	<p>Wheelie bins must be located no further than 25 metres from the point of collection. The route from waste storage point to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Drop kerbs should be installed as necessary.</p> <p>A &amp; D to travel to use the bin chamber and dispose of their waste appears to exceed 25 metres. The method of collection from the site appears problematic for waste collection and could lead to uncollected waste being left at in accessible locations within the site.</p>	The concerns of Waste Management have been dealt with via a detailed condition (Condition number 9 – Section 10.0 of this report). It should be noted that this issue was also dealt with via a condition on the application which was approved (HGY/2009/1830).

No.	Stakeholder	Question/Comment	Response
		<p>The site will require the managing agents to have a cleansing schedule in place to remove litter from the internal areas of the site, including cleansing of the waste storage area. Clear instruction from the managing agents to the residents of how to dispose of waste in recommended.</p>	<p>Noted and Included in condition 9.</p>
5	Haringey Environmental Health	<p>Request the following conditions of consent:</p> <p>Before development commences other than for investigative work:</p> <p>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.</p> <p>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:-</p> <ul style="list-style-type: none"> <li>• A risk assessment to be undertaken,</li> <li>• Refinement of the Conceptual Model, and</li> <li>• The development of a Method Statement detailing the remediation requirements.</li> </ul> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p>	<p>Noted and Condition Attached</p>
6	7 Corbett Grove, N22 - Objection	<p>We strongly object to the planning proposal Ref: HGY/2012/0214. Please refer to my previous letter dated 23/11/07 and other petitions of Corbett Grove residents objecting to previous applications stated below.</p> <p>HGY/2007/1081 Refused dated 10/07/07  HGY/2007/2261 Refused dated 08/01/08  HGY/2009/0606/Refused dated 02/06/09  HGY/2011/0617</p> <p>We strongly object to the planning proposal.</p>	<p>Applications HGY/2007/1081 and HGY/2007/2261 relate to the site adjoining 31-34 Corbett Grove N22 8DQ and is not related to the site under assessment in this application.</p> <p>The application HGY/2009/0606 relates to the application site however there are no comments received from 7 Corbett Grove in</p>

No.	Stakeholder	Question/Comment	Response
		<p>We therefore requested that the development be refused as it is contrary to the planning policy.</p>	<p>The application HGY/2011/0617 included consultation comments from 7 Corbett Grove as follows: "We strongly object to the planning application proposal Ref: HGY/2011/0617. Please refer to my previous letter dated 23/11/07 and other petitions of Corbett Grove residents objecting to previous applications stated below. HGY/2007/1081 –Refused dated 10/07/07; HGY/2007/2261 – Refused dated 08/01/08; HGY/2009/0606 –Refused dated 02/06/09. We strongly object to the planning proposal and request that it be refused because it is contrary to planning policy".</p> <p>The resident objects to the application but does not provide specific reasons for the objection. Objection noted.</p>



# APPENDIX 2

## Relevant Planning Policy

National Planning Policy

National Planning Policy Framework

- PPS1 Delivering Sustainable Development (2005)
- PPS3 Housing (November 2006 and April 2007)
- PPS22 Renewable Energy (August 2004)

Regional Planning Policy

- The London Plan (2011)
- London Housing Design Guide

Local Planning Policy

Haringey Unitary Development Plan (2006)

- UD1 Planning Statements
- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD10 Planning Obligations
- HSG1 New housing developments
- HSG4 Affordable housing
- HSG10 Dwelling mix
- M3 New Development Location and Accessibility
- M10 Parking and Development
- OS17 Tree Protection, Tree Masses and Spines

Haringey Supplementary Planning Guidance and Documents

- SPG1a Design Guidance
- SPG5 Safety by Design
- SPG7a Vehicle and Pedestrian Movement
- 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
- SPD Housing

Local Development Framework

- Core Strategy Proposed Submission
- Draft Development Management Policies
- Draft Sustainable Design and Construction SPD (October 2010)

APPENDIX 3

Appeal Decision

Refusal of Planning Application HGY/2011/0617

Appeal Ref: APP/Y5420/A/11/2157788

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## Appeal Decision

Site visit made on 11 October 2011

**by Simon Hand MA**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21 October 2011

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**Appeal Ref: APP/Y5420/A/11/2157788**

**Land to the rear of Bounds Green Road, Haringey, London, N22 8DQ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Schneck against the decision of the Council of the London Borough of Haringey.
  - The application Ref HGY/2011/0617, dated 23 March 2011, was refused by notice dated 24 May 2011
  - The development proposed is erection of 9 no two storey dwellings, comprising four different house types with a mixture of detached, link and semi-detached properties.
- 

This decision is issued in accordance with Section 56 (2) of the Planning and Compulsory Purchase Act 2004 (as amended) and supersedes the decision issued on 18 October 2011

### Decision

1. The appeal is dismissed.

### Main Issue

2. Whether the proposal is cramped and the site over-developed.

### Reasons

3. The site is a narrow strip of land that lies between the backs of various blocks of flats in Corbett Grove and a railway line. A previous application for 6 houses was granted planning permission by the Council in July 2010, and this is an important material consideration. Because of the elongated shape the proposed houses are necessarily dispersed along the site. In the approved application two houses are sited at the northern end of the site (type A), and four grouped at the southern end, either side of a central parking area (type B to the north and type C to the south). This parking area serves all 6 houses, the two isolated northernmost ones having only pedestrian access to Bounds Green Road. They are linked to the parking area by about 50m (more for the furthest house) of footpath.
4. The proposed development is very similar. The two type B houses have been increased to four, and another house (type D) has been inserted into the gap between these and the two type A northern houses, otherwise the details of the proposal are the same. The Council have refused the application for four reasons. The fourth reason, that the development does not meet sustainable code level 4, could be dealt with by conditions.

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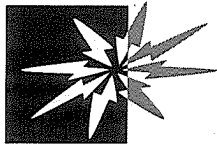
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Given that I have already identified its outlook to be compromised, I consider the rear rooms would suffer from a lack of natural daylight and that this would be harmful to amenities of the occupiers.

9. Taking all these issues together, the overlooking of the garden of the easternmost type B, and the small garden, cramped situation and lack of light to the westernmost type B, the proposal does represent over development of the site, contrary to policies UD3 and UD4 and for these reasons the appeal should fail.

*Simon Hand*

Inspector



Haringey Council

Agenda item:

[ ]

Planning Sub-Committee

On 16<sup>th</sup> April 2012

Report Title: Town &amp; Country Planning Act 1990

Town &amp; Country Planning (Trees) Regulations 1999

Report of: Lyn Garner Director of Place and Sustainability

Wards(s) affected: Muswell Hill

Report for: Planning Sub-Committee

**1. Purpose**

The following report recommend Tree Preservation Orders be confirmed.

**2. Summary**

Details of confirmation of Tree Preservation Orders against the tree located at:

1. 123 Rosebery Road / Parham Way, N10

**3. Recommendations**

To confirm the attached Tree Preservation Order.

Report Authorised by: .....

*PP* Marc Dorfman  
Assistant Director Planning, Regeneration & Economy

Contact Officer: Ahmet Altinsoy

Development Management Support Team Leader

Tel: 020 8489 5114

**4. Local Government (Access to Information) Act 1985**

With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.

The planning staff and case files are located at 6<sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ.

Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Management Support Team on 020 8489 1478.

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**TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999**

SUMMARY

This report seeks to confirm the Tree Preservation Order placed on the tree specified in this report.

REPORT

The tree is located at: 123 Rosebery Road / Parham Way N10

Species: T1: Ash

Location: Garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

1. The tree is of significant amenity value, and is clearly visible from a public place.
2. The tree appears healthy for its age and species, and has a predicted life expectancy in excess of 40 years.
3. The tree appears suitable to its location, contributing to the character of the Conservation Area.

1 objection letter received from 123 Rosebery Road N10 as follows:

- Light obstruction resulting in restriction on full enjoyment of garden.
- Falling branches causing risk of damage to plants, garden furniture, pets and people.
- Root damage concerns from the spread of the trees canopy.

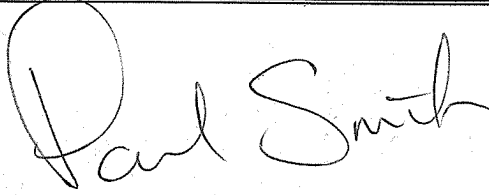
The Council Arboricultural Manager has commented on these objections as follows:

- The tree can be managed by regular crown reduction to reduce the risk of damage to nearby buildings and also to allow sufficient light to filter through to the surrounding gardens and living space within the adjacent properties on Dashwood Road.
- Due to the trees age and size, it creates an important habitat for a variety of local wildlife, including invertebrates, birds and mammals, increasing local bio-diversity.

Taking into accounts the comments of the Arboricultural Manager the Planning Committee is recommended to confirm the Tree Preservation Order.

RECOMMENDATION

That the Tree Preservation Order upon the aforementioned trees under Section 198 of the Town and Country Planning Act 1990 be confirmed.

A handwritten signature in black ink that reads "Paul Smith". The signature is written in a cursive style with a large initial 'P'.

Paul Smith  
Head Of Development Management



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Site plan

**Directorate of  
Place &  
Sustainability**

Marc Dorfman  
Assistant Director  
Planning, Regeneration & Economy

	Drawn by	AA
	Scale	1:1250
	Date	20/04/2012

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