



Haringey Council

Planning Sub Committee

MONDAY, 10TH SEPTEMBER, 2012 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Basu, Beacham, Christophides, Demirci (Chair), Mallett, McNamara, Peacock (Vice-Chair), Reid, Schmitz and Solomon

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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 disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' 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 - 94)

To confirm and sign the minutes of the Planning Sub Committee held on 9 July 2012, and the special Planning Sub Committees held on 25 June, 28 June and 30 July 2012.

6. PLANNING APPLICATIONS

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. 12 DENEWOOD ROAD, N6 4AJ (PAGES 95 - 130)

Demolition and rebuilding of existing dwelling with basement floor and erection of a new two-storey house with basement floor to the front of the site (AMENDED DESCRIPTION).

RECOMMENDATION: Grant planning permission, subject to conditions.

8. 12 DENEWOOD ROAD, N6 4AJ (PAGES 131 - 134)

Conservation area consent for demolition and rebuilding of existing dwelling and erection of a new two-storey house with basement floor to the front of the site.
RECOMMENDATION: Grant Conservation Area Consent, subject to conditions.

9. 115-117 PARK ROAD, N8 (PAGES 135 - 172)

Development of three storey residential block comprising eight two bedroom flats, and one three bedroom flat with associated parking.
RECOMMENDATION: Grant permission subject to condition(s) and s106 agreement.

10. 185A PARK ROAD, N8 8JJ (PAGES 173 - 222)

Application for a new planning permission to replace an extant planning permission HGY/2009/0723, in order to extend the time limit for implementation, for creation of 6 x multi use games areas and two tennis courts together with close netted wire fence 4 metres high; new gravel footpath and 1 metre high retaining wall along with the insertion of 3 x underground rainwater collect and holding tanks. Placing of 10 x new seating benches and planting of trees and refurbishment of existing building into changing room.
RECOMMENDATION: Grant permission to replace extant permission.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

12. DATE OF NEXT MEETING

Monday, 8 October 2012, 7pm.

David McNulty
Head of Local Democracy
and Member Services
Level 5
River Park House
225 High Road
Wood Green
London N22 8HQ

Helen Chapman
Principal Committee Coordinator
Level 5
River Park House
225 High Road
Wood Green
London N22 8HQ

Tel: 0208 4892615
Email:
helen.chapman@haringey.gov.uk

Friday, 31 August 2012

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 25 JUNE 2012**

Councillors: Basu, Beacham, Christophides, Demirci (Chair), Egan, Hare, Mallett, McNamara, Reid and Scott

Also Present: Councillors Bevan, Diakides, Schmitz, Strickland and Vanier

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC177.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Peacock, for whom Cllr Egan was acting as substitute, from Cllr Schmitz, for whom Cllr Hare was acting as substitute and from Cllr Solomon for whom Cllr Scott was acting as substitute.</p>	
PC178.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC179.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Mallett declared a personal interest as she lived within half a mile of the site and was a member of Tynemouth Residents Association.</p>	
PC180.	<p>WARDS CORNER SITE, HIGH ROAD, N15</p> <p>Paul Smith gave a presentation on key aspects of the report, which set out details and images of the proposal, details of the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, human rights and equalities considerations and recommended that the planning application be granted, subject to conditions, s106 legal agreement and the direction of the Mayor of London, and also that Conservation Area Consent be granted, subject to a condition.</p> <p>Mr Smith advised the Committee of a number of representations received since the report had been written, including from SAVE Britain's Heritage, the Wards Corner Community Coalition, the Joint Conservation Advisory Committee, Federation of Small Businesses, Councillor Diakides and Cllr Schmitz. In total, an additional 319 additional letters of objection had been received as of 3pm on 25 June. 2 additional letters of support had also been received, and a 'Proud of Tottenham' petition including at least 200 signatures had been submitted by Cllr Peacock. A letter of representation had been received from the GLA subsequent to the report being produced and requested an addition to the s106 agreement stating that the market currently on-site cannot be closed until a temporary location was found, with the GLA signatory to a schedule containing this clause. This addition to the s106 agreement was recommended by officers as part of the overall recommendations of the report.</p> <p>Committee Members had been supplied with a document outlining changes to</p>	

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the officers' report (appended to the minutes), made in line with legal advice. Mr Smith talked the Committee through the changes, and took questions from the Committee on the report and presentation.

The following points were raised in response to questions from Members to officers:

- With regard to the Council's defence of the decision to refuse the previous application, Mr Smith and Mr Ledden advised that, as officers had recommended approval of the previous scheme, external consultants had been engaged to support the reasons for refusal. The appeal against the decision to refuse and the Council's defence of that decision was currently in progress.
- It was confirmed that there was public toilet provision in Apex House, and that public toilets were proposed in the internal market area of the scheme.
- In respect of the impact on light levels for residents on Suffield Road, it was confirmed that the current scheme did not differ from the previous scheme proposed.
- The number of disabled parking spaces proposed had been calculated in accordance with the UDP and London Plan.
- Allan Ledden, Legal Officer, advised the Committee of their duties under the Equality Act 2010, which were to, in the exercise of their functions, have due regard to the need to eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010, advance equality of opportunity between people who share a protected characteristic and those who do not, and foster good relations between people who share a protected characteristic and those who do not. In order to ensure that such obligations were fulfilled, an independent EqIA (Equalities Impact Assessment) had been commissioned from URS, looking at those who were likely to be affected by the proposals, and the mitigation measures put forward.
- In respect of the mitigation proposed in relation to the EqIA, it was reported that the provisions in respect of support for the market were greater than in the previous scheme, as it was now a requirement under the s106 agreement for there to be a market facilitator and there was also the offer of broader business support. It was a further stipulation that the market could not be closed until a temporary location had been identified.
- Mr Ledden advised the Committee that the application granted in 2008 had been overturned not on the basis that the mitigation proposed had been inadequate but on a procedural error in that there had been no specific reference to the duties under the (then) Race Relations Act.
- The assistance proposed to the market traders included the opportunity for traders to relocate to a temporary offsite location together during construction, the opportunity to return to the new market, although at higher rental rates than previously and a £144k assistance fund for relocation.
- In response to a question from the Committee about the rental increase, indicated in the report as being from £31 per sq ft to £90 per sq ft, it was confirmed that the current rental values were

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commensurate with the quality of the existing facilities, and the proposed higher value would reflect the new buildings, increased footfall to the area and the larger business and retail space.

- It was reported that between 2004 and 2006 the market presence at the site had become stronger, and it had been accepted at the time of the first application that the market should be retained at this location.
- TfL and Grainger would have the responsibility for maintenance of the public square proposed for the Tottenham High Road frontage of the site.
- Trade waste from the shops on West Green Road and waste from the residential units above the shops would be retained within the service area in the proposed site for collection, and would not be left on the street.
- The proposals for a cycle superhighway were being developed in conjunction with the proposals in this application, and it was therefore confirmed that there was no potential impact on the planned public space as a result of the introduction of the cycle superhighway.
- It was anticipated that there would be an increase in footfall at the site as a result of the improved quality of the local environment, and due to the increase in the retail offer and the number of residential units in the area.
- In relation to the support offered to residents who would be affected by the proposed development, it was confirmed that the Council would use its role and powers as a Housing Authority to assist those affected.
- It was confirmed that the proposal to return the southern end of Suffield Road to 2-way traffic, to allow service vehicles to access the site, would be funded by means of an appropriate section 278 agreement.
- The Committee expressed concern regarding the proposal that the assistance for the market should run for a 5-year period from the date of consent, rather than the date of commencement of the development. Marc Dorfman, Assistant Director, Planning Regeneration and Economy, agreed that this was an issue that could be addressed by means of condition, were the Committee minded to grant the application.
- The UDP, regeneration strategies for Tottenham and planning brief all indicated an ambition for a greater balance of housing mix in the area, with sustainable communities particularly at key growth and improvement sites. The aim was to bring in new investment to complement existing communities.

The Committee heard from 11 objectors to the application – the number of people registering to object in the first instance had exceeded the likely time permissible for the meeting and, after deliberation, the objectors had agreed that these 11 speakers would represent the views of the wider group. The Chair indicated that the objectors would have a total of 30 minutes in which to make their representations to the Committee.

Cllr Demirci declared a personal interest at this point in proceedings, as he had become aware that he was related to one of the objectors, and had not been aware of this fact previously.

The following points were raised by the objectors in addressing the

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Committee, and in responding to questions from Committee Members:

- The 1909 department store building was a rare and remarkable survival, and contributed positively to the unique character of the area. Objectors concurred with English Heritage's view that the scheme would be damaging to the Conservation Area as it would result in the loss of this rare, early 20th century building.
- Markets and small businesses were the key drivers of regeneration at a local, sustainable level; heritage-led regeneration schemes had been very successful elsewhere.
- Objectors stated that the 2004 planning brief was now out of date, and questioned the viability, desirability and support for this proposal.
- The changes made since the previous scheme were felt to be for the worse, for example the colour of the brickwork, which was felt to echo the nearby Tesco.
- Objectors supported regeneration of Wards Corner, but not this proposal.
- It was felt that this scheme had been rushed through since the previous refusal, particularly given the sensitivity of the location in respect of cultural heritage.
- The bulk, massing and design of the scheme, cited as reasons for refusal of the previous scheme, were still felt to be issues with the new proposal. Concerns in this regard had been raised by the Design Panel, who had overall concluded that the scheme was too bland. The reduction in height was not felt to be adequate, and the proposed use of glass for the upper storey was identified as an additional concern.
- The harm caused by the loss of the buildings within the Conservation Area, including two locally-listed buildings, was not felt to outweigh the benefits of the scheme – the proposal would downgrade the value of the Conservation Area, whereas development on this site should enhance and positively relate to the wider area.
- The previous scheme had been refused permission on conservation grounds, and the same issues arose from this application, which was felt to cause irreparable damage to the Conservation Area. The Conservation Area was small, and so the harm caused as a result of this proposal would be substantial.
- Objectors felt that the proposed memory boxes would do nothing to mitigate the proposed loss of the valuable heritage assets on the site.
- It was felt that, were the brick used the same as the existing Edwardian buildings, this would make a positive difference in the appearance of the proposed scheme.
- The objectors felt that the proposals put forward by the Wards Corner Community Coalition, with the retention of as much of the existing buildings as possible, would be the best solution for regeneration of the site.
- In response to a question regarding the importance of the heritage of ethnic diversity at the site, objectors indicated that Committee Members should have regard to their duties under the Equality Act and weigh up such matters in reaching their decision.
- Objectors felt that for the proposal to constitute a gateway to Seven Sisters, it needed to be something distinctive and special – what was already there, but properly looked after and enhanced, would be an

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appropriate gateway, and would relate to its surroundings in a more sympathetic manner than the scheme proposed.

- Objectors clarified that their reference to the planning brief being out of date was that it adopted an old approach to development in respect of the demolition of historic buildings.
- An objector advised that she was being forced to leave her home and business of 30-years standing as a result of the development, and that Grainger were misusing their position as landlord. The level of compensation proposed was too little, and there was no offer of a new unit in the completed development. Existing tenants were not being treated with respect in this process, and that it was for the Council to protect local residents and small traders. Residents wished for the improvement to the area, but felt it was not fair for this to be at their own personal cost.
- National businesses had previously closed branches in this area, and it had been small, local, businesses who had persevered and contributed to the area's regeneration in recent years. Objectors felt that Grainger and the national companies who had previously abandoned the area would be the only ones to benefit as a result of this development. Several small business had been trading on the site for more than 25 years, and their commitment to the area was not reflected in this proposal.
- An objector who ran a business on West Green Road advised that he had participated in the survey undertaken by ComRes, but that this had not been relevant to Suffield Road, West Green Road and Seven Sisters Road, and had only related to the indoor market. He had advised that the questions were not relevant to him personally.
- In response to a question about whether small business would wish to return to the site if redeveloped, one objector stated that she would, if given the opportunity, while another advised that he would not wish to return to a situation where he was renting his premises, as he owned his existing unit outright.
- In an email from Tottenham Traders Partnership, read out by one of the objectors, concern was expressed that there was no support for local businesses and that this scheme was being pushed through, which would negatively affect local businesses and was undemocratic. There had been no genuine consultation with local people – the Council was meant to be made of local people, for local people, and everyone ought to be working together.
- Concern was expressed on the impact of the development on small businesses in the wider Tottenham area and across Haringey. The contribution of small businesses to the local economy was felt to be underestimated; if small businesses were disregarded by a development such as this, it could lead to a domino effect more widely.
- The indoor market had been there since the 1980s – asking the market traders to relocate would make them the equivalent of start-up businesses, with all the risks of failure that that entailed.
- Concern was raised that, in the current economic conditions, the development could be commenced but not completed.
- For long-term traders on the market, the uncertainty regarding their future had a negative impact. Customers had stated that they could not imagine life without the market, as it met very specific needs in the

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community. It was felt that Grainger did not understand who the market consisted of, what they did, or the need for the market to exist in the future.

- Traders urged the Committee to visit the market to really understand its value.
- Objectors felt that the relocation of the market was not a viable option, as by moving away from its established location, traders would be hit financially; there was a further risk that they would lose customers, and there was no guarantee that they could attract new customers or that the market would survive such a move. It was felt that for long-standing businesses, the compensation package offered was not fair, but that the greater issue was the cost to traders of relocating. It was likely that not all traders would be able or willing to move all together as a block, and this would impact on the overall level of compensation for each business.
- The Committee asked about the changing nature of the market since the 1980s, and it was confirmed that, over this period of time the market had evolved, and now offered a unique cultural experience. The Committee was urged to retain the existing character that the area was well-known for.

The Committee **RESOLVED** at 9.30pm to suspend standing orders to enable discussion of the present agenda item to continue past 10pm.

The Committee resumed hearing from the objectors to the scheme, and asking questions. The following points were raised:

- In response to a question from the Committee regarding how objectors saw this application compared with the previous application, objectors responded that they felt that the current application was as bad as the previous one.
- In response to a question from the Committee, traders confirmed that it would make a difference if guarantees could be offered to market traders and leaseholders in respect of all traders being able to move together to a single nearby location for a temporary market, with sufficient support funding available.
- Although the unique offer of the market meant that some customers may be willing to travel to a new location, the market benefited from its existing location close to the underground station – there was a significant reduction in customers at times when trains were not running through the station, and therefore it was anticipated that there would be an even greater fall in customer numbers if the market were relocated further away from the station. There were additional concerns in respect of rents and unit costs for a relocated market site.
- Objectors felt that there was no need to neglect such a wonderful building, which had the potential for use by many small businesses, and that development should be driven by the local businesses and not an external developer.
- Concern was expressed that the scheme would negatively impact on the current diversity of businesses at the site, and that there was no guarantee that the proposed mitigation measures would be implemented. It was felt that the rental costs of the new units would be

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excessive for small businesses and would prevent them from returning to the site.

- A local resident stated that the current scheme still did not adequately address equalities issues, both in terms of acknowledging the likely impact of the scheme and the extent of the discrimination that would result.
- The scheme was felt to be significantly the same as the previous, refused, scheme, and that many of the same issues in respect of heritage and the negative impact on the community remained unaddressed.
- The scheme would change the face of Tottenham forever, and would remove the opportunity for positive, heritage-led regeneration of the area.
- The argument for 'justifiable harm' was felt to be ridiculous, as the existing buildings in the area were beautiful. This scheme missed the opportunity to work with local people, and went against the principles of the new Localism Act, in that communities should have the opportunity to influence the future of the places they lived in.
- The Committee was asked to reverse the neglect shown to the site in recent years.
- In response to a question from the Committee regarding why English Heritage had not offered funding for heritage at this site, objectors did not believe that the developer or Council had made any such approach to English Heritage. It was reported, however that the Princes Regeneration Trust had expressed an interest in the site, and that it was therefore incorrect to say that there was no interest from other bodies with regards to investing in the site.
- With regards to the equalities impact assessment, objectors felt that the document had not taken account of how badly local people felt they would be affected by the proposal, nor how different the proposed market would be from the existing market, which would lose its clientele and status as a community resource.

The Committee adjourned for 10 minutes at 9.50pm, and reconvened at 10pm.

The Committee heard from Councillor Diakides and Cllr Schmitz, who raised the following points in objection to the application and in responding to questions from the Committee:

- Everyone wanted to see regeneration at Wards Corner, but such a development would achieve the opposite and would blight the area rather than offering a way forward.
- Many people had expressed their concerns regarding the proposal.
- There had never been an application before the Planning Committee which was less suited for approval – the scheme failed in respect of architectural merit, sympathy to the Conservation Area, affordable housing, and was contrary to the Council's own policies.
- Local businesses at the site were thriving, and enabled 400 people to earn a living.
- The equalities impact assessment had to be taken into account by the Committee in reaching its decision.

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- The removal of a locally-listed building would inevitably damage the Conservation Area, and the Council itself was defending the appeal against the previous refusal on these grounds. This was a substantial objection, backed up by the NPPF.
- The Design Panel were all critical of the design.
- The argument regarding viability was based on a report which could not be seen due to commercially-sensitive information, which was wrong because: 1) the viability assessment should be applicable to any applicant, and not contain data exclusive relating to Grainger; 2) without seeing the report, it was not possible to know whether it covered all angles; 3) Under the planning framework, Grainger would be required to demonstrate i) nature of asset precludes all reasonable uses of site; ii) no viable use can be found in the medium term; iii) Grant funding or some other form of charitable public ownership is demonstrably not possible; iv) harm is outweighed by the benefit of bringing the site back into use. These were not felt to be the case in this instance, as the site was already in use, nobody had made any effort to seek external funding, and the benefits of the scheme were felt to be speculative at best.
- There was no way of holding Grainger to its commitment to provide a temporary market.
- Legal advice sought by the Wards Corner Community Coalition had been critical of the adequacy of the EqIA provided.
- In response to a question regarding the fact that the viability assessment was available to Members of the Committee, Cllr Schmitz advised that the main point was that there should be no need for the assessment to be confidential at all, as its findings should be applicable to any developer, and not contain commercial information specific to any one developer in particular.
- In response to a question from the Committee regarding the representation made by Friends of the Earth that the present application was not materially different from the previous, refused, application, Cllr Schmitz advised that this was a valid point. Either way, were the scheme essentially the same as the previous scheme, there was a question as to why this hearing was taking place at all, or, were it significantly different, then there should have been more time allowed for a fuller assessment of its impacts to be undertaken.
- In response to a question regarding whether there were any way of improving the design of the proposed scheme, Cllr Schmitz advised that he did not feel that the scheme was remediable. The buildings on site should be retained, with the only justification for demolition being for a building of outstanding architectural quality.
- It was not felt that the proposed scheme would contribute to a sense of place in the area.
- Cllr Schmitz advised that in referring to heritage assets, he was referring to the Conservation Area as a whole, which would be damaged by the loss of locally-listed buildings within it.
- Cllr Schmitz felt that the hearing in respect of this application had been brought forward too quickly, and that it was unwise not to have waited until the outcome of the ongoing appeal.

The Committee heard from supporters of the application, who raised the

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following points in their presentations and in response to questions from the Committee:

- There were numerous problems in the area, which used to be a prestigious and high quality town centre; it was believed that this scheme would bring much-needed change to the area for the better and would complement other regeneration developments in the area.
- Regeneration so far in the area had been piecemeal.
- The most important issue was providing opportunities for young people in the area. This development would bring local jobs and opportunities for the whole community.
- The Council had to remember that it was accountable to the whole of Tottenham, and not individual agendas; there was a need for opportunities and regeneration for everyone.
- The area, which was among the 5-10% most deprived wards in the country, needed investment in order to develop opportunities and it was felt that this scheme would lead to directly- and indirectly-created jobs, as well as jobs during construction.
- It was acknowledged that the market was a tremendous asset for the area, and it was right that it should not be evicted until an alternative location had been found. In respect of the proposed increase in rents for the new market, it was proposed that assistance such as a period of discounted rent for the existing market traders on their return to the site could be an option.
- It was felt that the development would create a sense of place, and help to make the area somewhere that people could be proud of.
- It was felt that the development would create a gateway for the area, which was currently derelict.
- The key issues were identified as jobs and sustainability, and ensuring that local people were able to access jobs in their area.
- In response to a question from the Committee regarding the impact of the development on the existing tenants, it was felt that there were matters to be addressed in respect of Compulsory Purchase Orders and compensation, but these were governed by legal processes. Gary Ince, of North London Business, indicated that his organisation would be willing to work with local businesses, and that it was important that businesses were supported during the construction process and assisted in returning to the site.
- There was an issue in respect of rents increasing, although traders would be returning to a high quality development.
- It was noted that there was social housing elsewhere in the area, and that there was a need for a mix of housing for the area to thrive.
- The development would enhance the lives of residents in Tottenham.
- In response to a question regarding the possibility of a renovation-type approach to development, supporters of the scheme felt that such an approach would not be appropriate, as there were concerns regarding the soundness of the existing buildings.
- The existing market was not physically accessible to everyone, particularly for those who had specific requirements in respect of mobility.
- The site had been in decline for many years, and this application was

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an opportunity to kick-start regeneration in the area. It was felt that the existing buildings had little architectural merit.

- The proposed scheme was felt to offer a sense of restraint and simplicity, and drew the eye around the corner of the site to the focal point, which was the public plaza.
- It was felt that this was the right design for the site and employed solid, good quality materials such as brick and glass. It was interesting for a site above a station in that it was a heavily mixed-use development and was in line with a progressive regeneration strategy.
- This was felt to be a significant improvement on the previous scheme.

It was noted that two people who had registered to speak in support of the scheme had had to leave the meeting due to the lateness of the hour. The Committee heard from Cllr Strickland, Cllr Vanier and Cllr Bevan in support of the application. The following points were raised in their presentations to the Committee and responses to questions:

- There area needed a building that gave it the potential it deserved, and it was necessary to act in the best interests of all Tottenham residents.
- This development would help to deliver the ambitions of the people of Tottenham, ambitions which the Council had a duty to deliver. Local residents wanted a high street that they could shop at, with a better mix of local and national shops. Although there were concerns regarding national chains, it had been notable that the loss of national shops had led to a reduction in business in the local area, and bringing in such shops would enhance, and not damage, the viability of local traders.
- This was the only viable proposal for the area available.
- The scheme had taken into account and addressed the issues raised with the previous application, for example the height had been reduced, the façade had been redesigned and measures to mitigate the impact of the development had been introduced. The scheme also included provision for a much-needed fund for the improvement of West Green Road.
- People felt that the current state of deterioration of buildings in the area had contributed to negative feelings within the community.
- The scheme would help to address the issue of joblessness in the area, which had been identified as a key issue in the Young Foundation report commissioned after the riots in Tottenham in 2011.
- The Council had a duty to provide all types of housing, and there had been a large number of affordable social housing units built in the area in the past year or so. The development would provide 196 units for sale, to help to finance the development.
- In response to a question from the Committee regarding the issues facing those who would be displaced by the proposed development, it was recognised that the Council had a duty to support local businesses and that a compensation and support package was available, but that it was not possible to regenerate Tottenham without having an impact on the sites affected.
- In response to a question regarding whether more could have been done to engage with the local community regarding the future of the site, Cllr Strickland reported that the Council had met with both the Wards Corner Community Coalition and Grainger to discuss their

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respective proposals, and that the Grainger scheme was the only one which met the Council's vision for the site. This assessment had been based on a full consideration of both approaches.

- Lyn Garner advised, in response to a question from the Committee, that the issue of land ownership would not prevent an alternative application from coming forward.

Cllr Vanier gave apologies on behalf of her fellow ward Councillor, Cllr Richard Watson, who had been unable to attend the meeting due to a family commitment.

The Chair thanked everyone who had addressed the Committee, and also expressed gratitude to those observing from the gallery for their patience.

The applicants for the scheme addressed the Committee, and raised the following points in their presentations and in responding to questions from the Committee:

- The architects had worked with Grainger on several successful regeneration schemes in the borough, for example Hornsey Road Baths.
- The scheme had been designed with an emphasis on long term durability and sustainability, avoiding 'fashionable' styles to create something plain, simple and enduring. The materials used would be both beautiful and lasting, and this would be guaranteed by means of condition.
- The scheme had been criticised for changing the face of Tottenham, but this was precisely the intention of the proposed development.
- The conservation architect for the applicants had thoroughly researched the site and surrounding area, the history of development there and the development of the Conservation Area itself. It was felt that the character of this particular Conservation Area was very mixed, and there had been a significant degree of loss to the existing Victorian terrace. Original bay windows, dormers and chimneys had been lost, as well as around 50% of the original brickwork. The Wards building itself was not felt to be significant.
- The scale of the proposed development would be an improvement, as it would reduce the dominance of the road and create a sense of place.
- Seven Sisters was an area in need of change, as there were currently high levels of deprivation. There were three times as many vacant shops in the area currently as there were in 2007.
- This scheme would give a first impression to those arriving in the area by tube, and would lead to £65m of investment in Tottenham, as well as bringing increased business to local shops.
- Grainger were committed to delivering a new market, and also providing a temporary market and compensation for relocation costs.
- The Wards store had been vacant for 40 years, and the heritage value of the building had been overstated, in that it was not a steel-framed construction as had been claimed. There would be no

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substantial harm to the Conservation Area as a consequence of the scheme.

- A refurbishment-led regeneration approach would not achieve the regeneration aims for the area and would require unattainable public subsidy. There was still a viability gap in the alternative scheme proposed.
- The ComRes survey found that 76% of residents polled wanted mixed use on the site, but only 40% seemed to understand that the proposed scheme included a new market, suggesting that people may not have fully understood the proposal.
- The scheme would provide a significant level of new jobs.
- There was a proposed s106 clause prohibiting hot takeaway food outlets, betting shops or payday loan stores from occupying the new development.
- Over 400 people had expressed support for the development, and it was believed the Council was in the fortunate position of having the opportunity to deliver true regeneration for the area.
- In response to a question regarding claims that the changes to the previous scheme had been rushed through and lacked integrity, the applicants advised that there had been no rush in the way in which this scheme had been prepared, and that all amendments to the previous scheme had been as a result of careful consideration.
- David Walters, Grainger, advised that the market rental income would be approximately £185k pa. In response to a question regarding the possibility of offering existing traders a discount in rent for a period after their return to the new development, Mr Walters advised that if the Committee felt it to be necessary, the applicant would be willing to consider such an arrangement.
- The applicants emphasised the importance of the market to the scheme, and felt that the development would not attain its anticipated levels of success without the market being a part of it.
- It was confirmed that, regardless of any concessions offered, the rental of market space in the new development would be set at open market levels, and would therefore be affordable by definition.
- The Committee asked about the viability assessments undertaken, and the issues raised in respect of potential double-counting in the report undertaken by Cluttons. Mr Walters advised that he believed that the findings of the viability assessment were robust, but invited Charles Solomon who had reviewed Grainger's viability appraisal on behalf of the District Valuer to address the Committee on this point.
- Mr Solomon advised that there had been an issue of double-counting in the Cluttons report, although this report had been based on a Three Dragons model, which was not in itself felt to be appropriate as a primary review toolkit for developments of this type. The toolkit used in the report undertaken by Grainger themselves was felt to have been more appropriate, and was felt to be robust.
- Mr Solomon advised that on the basis of his review of Grainger's viability assessment a profit of less than 20% was forecast, which was at a level at which most developers would not bring a scheme forward.

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- In response to a question from the Committee regarding the projected number of jobs the new scheme would support, particularly in the current climate, Mr Walters advised that he was not in a position to answer this in detail, as he was not an expert in employment matters.
- Mr Lewis, asked to comment on English Heritage's view that the application would cause substantial damage to the Conservation Area, advised that his opinion differed from that of English Heritage in this respect.
- The Committee asked about the projected increase of £11m in investment in the area, in response to which Mr Walters advised that this was set out in detail in the GL Hearn report, and was on the basis of 13 million people travelling through Seven Sisters station annually.
- Mr Walters advised that, were permission granted, Grainger would seek to start work as soon as possible.
- The Committee asked about the identification of a location for the market temporarily during construction. Mr Walters reported that a study to identify a temporary market location had been undertaken in 2008, and a number of possible locations, several in close proximity to the site, had been considered and the options discussed with market traders at that time. Although this data was now out of date, this work would be revived as soon as consent was obtained.
- In response to a question regarding the uncertainty facing traders on West Green Road, Mr Walters reported that as a responsible landlord, an offer had been made to traders that was in excess of the statutory compensation due, and that measures had also been taken to support those who were behind with their rent. It was Grainger's intention to work with traders.
- With regard to materials, the applicants confirmed that they were committed to using quality materials, and looked forward to working with the Council in respect of the conditions regarding approval of materials.

Steve Smith, URS, briefly addressed the Committee in respect of the EqIA. 69% of stallholders had been spoken to as part of this process, and the document set out the concerns raised. The EqIA set out that there was a risk of a negative impact, even with the mitigation measures in place, but that there could be no certainty around this issue as it was not possible to predict how successful the new market would be. The EqIA acknowledged that there was a provision of social affordable housing elsewhere in the area. Overall, the EqIA set out the risks associated with the development, and it was for the Committee to take these into account in its deliberation.

Charles Solomon, District Valuer, advised that he had reviewed the viability assessment, in line with appropriate guidance from bodies such as the GLA, and confirmed that this assessment was on the basis of general market conditions, and not specific to an individual developer. Mr Solomon confirmed that this was a complex site with a number of different interests, and was particularly challenging in respect of development costs. Values were anticipated to be broadly in line with market levels for the Tottenham Area,

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and the profit level was likely to be closer to 15% than 20%, with 20% considered the usual threshold for viability for such schemes. The fact that the developer was still willing to develop at this margin was to be encouraged.

The Committee took the opportunity to examine the plans and drawings associated with the proposal in greater detail, and then had a final opportunity to ask questions of officers. The following points were raised:

- It was confirmed that the size of the market stalls in the new development was planned to be the same as in the existing market.
- It was noted that the large grass area in the middle of the development would require watering, and there was the potential to use greywater and rainwater; officers agreed that this issue would be addressed either by amending the wording of the existing condition in respect of sustainability, or by means of an additional condition.
- In response to a question regarding cycle parking, it was confirmed that an indicative landscaping layout had been provided, but that final details would need to be agreed with TfL. It was confirmed that it was the responsibility of TfL to retain the existing cycle parking.
- It was confirmed that a combination of green roofs and brown roofs was proposed.
- It was agreed that the start of the five-year period for which the traders support package should run should be from the date of commencement of the development, and not from the date of consent.
- It was agreed that measures could be put in place to ensure that the 6 units identified for independent traders on West Green Road were retained for occupation by independent traders.
- The Committee noted that among the characteristics of the existing market were the cafes opening out onto the frontage on Tottenham High Road, and it was agreed that the Committee could indicate to the applicant that it was keen to retain this characteristic, with café space opening out onto the road.

Allan Ledden, Legal Officer, explained to the Committee the proposed amendments to the Conditions as set out in the tabled document (appended to the minutes).

The Committee was asked if there were any additional conditions or informatives they wished to suggest before the Committee moved to vote on the recommendations of the report. The following suggestions were agreed:

- That a condition be added in respect of offering those market traders wishing to return to the site after construction a discounted rent for a set period; examples suggested were a 30% discount for a maximum of 18 months or a 50% discount for a maximum of 12 months, although final details would need to be agreed with the applicant.
- That a condition be added requiring a plan for identifying and consulting on an alternative site for the market during construction on site.
- That a condition be added in respect of local labour for construction work on the site.
- That a condition be added that the applicant should consult with the

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- market traders regarding the internal layout of the new market area,
- That an informative be added in respect of the conditions relating to materials, indicating that members of the Planning Sub Committee should have the opportunity to be involved in the process of approving the materials to be used.
 - That an informative be added that existing traders should be given as much advice and support as possible in respect of publicising the temporary market location.
 - That it be confirmed as part of the s106 agreement that the Market Facilitator Package should run for five years from the commencement of development and not from the granting of consent, as stated in the report.
 - That the conditions proposed in respect of materials should specifically include the balcony frontage materials and colour of bricks proposed.
 - That the issue of the use of greywater / rainwater for the maintenance of the grass area at podium level be addressed either by means of amending the wording of the condition in respect of sustainability, or by means of an additional condition.
 - In response to a concern regarding the occupation of the 6 units recommended for independent traders on West Green Road, it was confirmed that clauses would be included in the s106 Agreement to the effect that the applicant will develop and promote a letting strategy in respect of these units which is consistent with the promotion of West Green Road as a district centre focused around independent trading. This was set out in paragraph 48 of the tabled letter from the GLA.
 - That the hours of operation for the market should be as flexible as at present.
 - That a condition be added requiring a robust maintenance management plan, this to include the maintenance of the memory boxes and kiosks.
 - That an informative be added to indicate that it would be desirable to have a café opening out onto the Tottenham High Road frontage.

Taking into account the amended conditions as tabled and the additional conditions, informatives and additions to the s106 Agreement as set out above, the Chair moved the recommendations of the report and on a vote it was:

RESOLVED

- 1) That planning application HGY/2012/0915 be granted subject to:
 - amended conditions as tabled and as set out below, and the additional conditions requested by the Committee as outlined above
 - a legal agreement set out under s106 of the Town and Country Planning Act 1990 (as amended)
 - the direction of the Mayor of London; and
 - in accordance with the approved plans and documents in the tables below
- 2) That Conservation Area Consent HGY/2012/0921 be granted subject

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to:

- a condition set out below; and
- in accordance with the approved plans and documents in the tables below

DOCUMENTS
Title
Planning Statement
Heritage Statement
Consultation Statement
Management Strategy Report
Energy Strategy
Daylight and Sunlight Report Jan 2008
Noise and Vibration Exposure Assessment Jan 2008
Structural Engineering Report Jan 2008
Contamination Survey October 2007
Economic Impact Assessment
Archaeological Desk Bound Assessment
Construction Management Report
Transport Assessment
Equality Impact Assessment

Plan Number	Plan Title
10153/F/01-01	Survey Drawings
8444/T/01A-06	
8444/T 02A-06	
8444/T 03A-06	
8444/T 04A-06	
8444/T 05A-06	
8444/T 06A-06	
P(00)21B	Site Plan
P(00)00A	Basement Floor
P(00) 01E	Ground Floor Plan
P(00) 02C	Upper Ground Floor Plan
P(00) 03C	First Floor Plan
P(00) 04C	Second Floor Plan
P(00) 05B	Third Floor Plan
P(00) 06B	Fourth Floor Plan
P(00) 07C	Fifth & Gallery level Floor Plan
P(00) 08C	Sixth Floor Plan
P(00)10B	Roof Plan
P(00)100D	Tottenham. High Road and Seven Sisters Road
P(00)101C	Suffield and West Green Road + Int. Corner
P(00)102D	West Green, Suffield + 7 Seven Sisters Detail Elevations
P(00)110C	Elevational Site Sections AA BB and CC
P(00)111D	Elevational Site Section DD and EE
P(00)112A	Kiosk Plans and Elevations

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Implementation

1. The development hereby authorised must be begun not later than the expiration of 5 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 following plans as submitted to, and approved in writing by, the Local Planning Authority:-

10153/F/01-01; 8444/T/01A-06, 02A-06, 03A-06, 04A-06, 05A-06 and 06A-06; P(00)21B; P(00)00A, 01E, 02C, 03C, 04C, 05B, 06B, 07C, 08C, 10B, 100D, 101C, 102D, 110C, 111D and 112A

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 part of the development shall be commenced until precise details of the materials to be used in connection with that part have been submitted to, and approved in writing by, the Local Planning Authority. The development hereby authorised shall not be carried out otherwise than in accordance with the approved details.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area

4. 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 of the relevant part of the 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. The development hereby authorised shall not be carried out otherwise than in accordance with the approved details.

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.

Hours of Construction

5. The construction works of the development hereby authorised 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.

Waste storage and recycling

6. A detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby authorised. The scheme as approved shall be implemented prior to occupation of the development hereby authorised and permanently retained thereafter.

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

Disabled Access

7. The entrance door to each of the retail units hereby authorised shall have a minimum width of 900mm, and a maximum threshold of 25mm.

Reason: In order to ensure that the shop unit is accessible to all those people who can be expected to use it in accordance with Policy RIM 2.1 'Access For All' of the Haringey Unitary Development Plan.

Shopfront Design

8. Detailed plans of the design and external appearance of the shopfronts hereby authorised, including details of the fascias, shall be submitted to and approved in writing by the Local Planning Authority before any shopfront is installed. All shopfronts shall be installed in accordance with the approved details.

Reason: In the interest of visual amenity of the area.

Secured by Design

9. The development hereby authorised shall comply with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and comply with the aims and objectives of the Police requirement of 'Secured By Design' and 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

Parking and Loading/unloading

10. No part of the development hereby authorised shall be occupied unless car parking and loading and unloading facilities to serve that part have been provided in accordance with details previously submitted to, and approved in writing by, the Local Planning Authority. . The approved facilities shall be permanently retained for the accommodation of vehicles of the occupiers, users , or persons calling

at the premises and shall not be used for any other purposes.

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

11. Details of on site parking management plan shall be submitted to and approved by the local planning authority prior to the commencement of the use of the basement car parking area. The agreed plan shall be implemented prior to use of the basement car parking area and permanently maintained in operation.

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

Satellite Aerials

12. 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 any building hereby approved. The proposed development shall have a central dish / 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 any part of the development hereby authorised, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

Drainage

13. The development hereby authorised shall not be commenced until details of drainage works (including a programme for implementation) have been submitted to and approved by the Local Planning Authority. The drainage works shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development.

Landscaping

14. Notwithstanding the details of landscaping referred to in the application, a landscaping scheme 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 the development hereby authorised; and

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. 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.

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.

Environmental Management Plan/Air Quality Assessment

15. Details of a site specific environmental management plan as referred to in the Air Quality Assessment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby authorised. The agreed plan shall be implemented during the period of construction.

Reason: In order to ensure that the effects of the construction upon air quality is minimised.

Noise

16. Details of the specification of the glazing to be used in the development hereby authorised with the objective of reducing noise levels within the residential units shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby authorised. The residential units shall not be constructed (and maintained) otherwise than in accordance with the approved details.

Reason: In order to protect the amenities of occupiers of the residential units

17. The service road ventilation plant noise emissions shall be in accordance with the limiting sound pressure level referred to in the Noise and Vibration Exposure Assessment dated May 2012 as

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prepared by Alan Saunders Associates

Reason: In order to protect the amenity of the occupiers of the proposed development.

Cycle Parking

18. The development hereby authorised shall provide service covered storage for 234 cycle racks for the residential units and 11 cycle racks for the commercial units, a total of 245 cycle racks to be provided. These racks shall be provided prior to occupation of the relevant part of the development hereby authorised and shall be subsequently maintained.

Reason: In order to promote a sustainable mode of travel and improve conditions for cyclists at this location.

Commercial Opening Hours

19. The commercial uses hereby authorised shall not be open to the public before 0700 or after 0100 hours on any day.

Reason: In order to protect the amenity of adjoining residential occupiers.

Servicing and Deliveries

20. A servicing and delivery plan shall be submitted to, and approved in writing by, for the local planning authority prior to occupation of the development hereby authorised. The plans should provide details on how servicing and deliveries will take place including access via the proposed service gate and the need to avoid the AM and PM peak periods wherever possible. All servicing and delivery to the development hereby authorised shall be undertaken in accordance with the approved plan.

Reason: To reduce traffic and congestion on the transportation and highways network.

21. A construction management plan shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of construction work on site. The plan should provide details on how construction work (including demolition) would be undertaken in a manner that minimizes disruption to traffic and pedestrians on A503 Seven Sisters Road and Suffield Road and avoids the AM and PM peak periods wherever possible. All works of construction relating to the development hereby authorised shall be undertaken in accordance with the approved plan.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation

Climate Change Mitigation

22. The residential development hereby authorised shall comply with Part L of 2010 Building Regulations.

Reason: To be consistent with London Plan Policies 5.2 and 5.3 and UDP Policy UD2 Sustainable Design and Construction.

Energy Modelling

23. Energy models for the commercial units hereby authorised based on NCM compliant methods shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of works in relation to those units. The commercial units hereby authorised shall not be constructed otherwise than in accordance with the approved details.

Reason: To be consistent with London Plan Policies 4A.1 and 4A.7 and UDP Policy UD2 Sustainable Design and Construction.

Demolition Management Plan

24. Prior to the commencement of the development hereby approved, a demolition management plan detailing the method of demolition, all construction vehicle activity related to demolition works, noise, dust and vibration mitigation measures and suitable measures to enhance the external appearance of the site, including appropriate additional lighting, associated with the development hereby approved shall be submitted to, and approved in writing by the Local Planning Authority. Works of demolition associated with the development hereby authorised shall not be undertaken otherwise than in accordance with the approved management plan.

Reason: To protect the existing amenity of the surrounding area.

Photovoltaics

25. Notwithstanding the drawings submitted with the application, details and drawings of the proposed photovoltaic equipment shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of the development hereby authorised . Such approved scheme shall be implemented prior to occupation of the development hereby authorised and shall be permanently retained.

Reason: In order to ensure the development meets the appropriate design and sustainability standards as required by London Plan Policies 5.2 and 5.3 and UDP Policy UD2 Sustainable Design and Construction.

Green Roof

26. Notwithstanding the drawings submitted with the application, details and drawings of the proposed green roof shall be submitted to, and approved in writing by, the Local Planning Authority prior to

commencement of the development hereby authorised. Such approved scheme shall be implemented prior to the occupation of the development hereby authorised and shall be permanently retained.

Reason: In order to ensure the satisfactory provision of the green roof in the interests of sustainability

Piling Method Statement

27. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

Water Infrastructure

28. Impact studies of the existing water supply infrastructure shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development hereby authorised. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development hereby authorised shall not be carried out otherwise than in accordance with the approved studies.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

Electric Vehicle Charging Point

29. 1 in 5 parking spaces hereby authorised shall provide an electrical vehicle charging point.

Reason: To encourage the uptake of electric vehicles in accordance with London Plan Policy 6.13.

Land Contamination

30. 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.

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

CAR-FREE

31. No residents within the proposed developments, with the exception of up to 12 of the proposed houses on Suffield Road will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO for this purpose.

Reason: To mitigate the parking demand generated by the development on the local Highways Network and to reduce car ownership and trips generated by car, and increase travel by sustainable modes of transport.

INFORMATIVES

A The development hereby authorised is subject to covenants contained within a planning obligation entered into pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).

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

C There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

D There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

E 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. 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.

F In accordance with Section 34 of the Environmental Protection Act and the Duty of Care, any waste generated from construction/excavation on site is to be stored in a safe and secure manner in order to prevent its escape or its handling by unauthorised persons. Waste must be removed by a registered carrier and disposed of at an appropriate waste management licensed facility following the waste transfer or consignment note system, whichever is appropriate.

G A contribution towards the interchange between rail and underground in order to widen corridors/walkways to the London Underground station may be required. TfL welcomes further discussion about this matter.

H The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

CONSERVATION AREA CONSENT Condition:

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been granted for the redevelopment for which the contract

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provides.

Reason: In order to safeguard the special architectural or historic interest of the building.

REASONS FOR APPROVAL

- a) It is considered that the principle of this development is supported by National, Regional and Local Planning policies which seek to promote regeneration through housing, employment and urban improvement to support local economic growth.
- b) The scheme is considered to be of a high-quality design which enhances the character and appearance of the conservation area by having a bulk, massing and design which is commensurate to the location and is sympathetic to the architectural language of the Tottenham High Road Corridor/Seven Sisters /Page Green / Conservation Area. The scheme reinforces local distinctiveness and addresses connectivity between people and places and the integration of new development into the built historic environment. It is considered that the development proposal will result in less than substantial harm to the significance of the designated heritage asset and any harm is outweighed by the public benefits brought about by regeneration of the site. The scheme is considered to comply with paragraph 134 of the National Planning Policy Framework.
- c) The Planning Application has been assessed against and on balance is considered to comply with the
- National Planning Policy Framework;
 - London Plan Policies: 2.15 'Town centres', 3.3 'Increasing housing supply', 3.4 'Optimising housing potential', 3.5 'Quality and design of housing developments', 3.6 'Children and young people's play and informal recreation facilities', 3.8 'Housing choice', 3.9 'Mixed and balanced communities', 3.12 'Negotiating affordable housing on individual private residential and mixed use schemes', 4.7 'Retail and town centre development', 4.8 'Supporting a successful and diverse retail sector', 4.9 'Small shops', 4.12 'Improving opportunities for all', 5.2 'Minimising carbon dioxide emissions', 5.3 'Sustainable design and Construction, 5.7 'Renewable energy', 5.10 'Urban greening', 5.11 'Green roofs and development site environs', 5.14 'Water quality and wastewater infrastructure', 5.15 'Water use and supplies', 5.21 'Contaminated land', 6.3 'Assessing effects of development on transport capacity', 6.5 'Funding Crossrail and other strategically important transport infrastructure', 6.9 'Cycling', 6.10 'Walking', 6.12 'Road network capacity', 6.13 'Parking', 6.14 'Freight', 7.1 'Building London's neighbourhoods and communities', 7.2 'An inclusive environment', 7.3 'Designing out crime, 7.4 'Local character', 7.5 'Public realm', 7.6 'Architecture', Policy 7.8 'Heritage assets and Archaeology', 7.9 'Heritage-led regeneration', 7.15 'Reducing noise and enhancing soundscapes'; and
 - London Borough of Haringey Unitary Development Plan (UDP) 2006 policies G2 'Development and Urban Design', G3'Housing Supply',

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UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD6 'Mixed Use Developments', UD9 'Locations for Tall Buildings', HSG1 'New Housing Developments', HSG4 'Affordable Housing', HSG7 'Housing for Special Needs', AC3 'Tottenham High Road Regeneration Corridor', M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 'Protection, Improvements and Creation of Pedestrian and Cycle Routes', M9 'Car- Free Residential Developments', M10 'Parking for Development', CSV1 Development in Conservation Areas', CSV2 'Listed Buildings', CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV7 'Demolition in Conservation Areas', EMP3 'Defined Employment Areas - Employment Locations', EMP5 'Promoting Employment Uses', ENV1 'Flood Protection: Protection of the Floodplain and Urban Washlands', ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment' ENV5 'Works Affecting Watercourses', ENV6 'Noise Pollution', ENV7 'Water and Light Pollution', ENV11 'Contaminated Land' and ENV13 'Sustainable Waste Management'

COUNCILLOR ALI DEMIRCI
Chair

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**MINUTES OF THE PLANNING SUB COMMITTEE
THURSDAY, 28 JUNE 2012**

Councillors: Basu, Beacham, Christophides, Demirci (Chair), Erskine, Mallett, McNamara, Peacock (Vice-Chair), Reid and Schmitz

Also Present: Councillor Reith

MINUTE NO.	SUBJECT/DECISION																		
PC181.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Solomon, for whom Cllr Erskine was substituting.</p>																		
PC182.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>																		
PC183.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Mallett declared a personal interest as a member of Holy Trinity Church, which was in the same parish as the GLS Depot site.</p> <p>Cllr Beacham declared a personal interest as a member of the British Humanist Association.</p>																		
PC184.	<p>PRINCIPLES OF BASEMENT DEVELOPMENT</p> <p>It was noted that this item, and all the applications relating to basement development, had been deferred from this agenda.</p> <p>NOTED</p>																		
PC185.	<p>FORMER GLS DEPOT, FERRY LANE, TOTTENHAM N17 ('HALE VILLAGE')</p> <p>The Committee considered a report, previously circulated, on the planning application in respect of the former GLS Depot, Ferry Lane, Tottenham ('Hale Village'). The report set out the proposal, site and surroundings, planning history, relevant planning policy, consultation and analysis, human rights and equalities and additional details regarding the way in which it was proposed that the facility would operate in practice. The Committee was asked to note that paragraph 9.10 in the report was incorrect, and that the dwelling mix should in fact read:</p> <table border="1"> <thead> <tr> <th></th> <th>No.</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>4</td> <td>6%</td> </tr> <tr> <td>1-bed</td> <td>10</td> <td>16%</td> </tr> <tr> <td>2-bed</td> <td>46</td> <td>72%</td> </tr> <tr> <td>3-bed</td> <td>3</td> <td>5%</td> </tr> <tr> <td>4-bed</td> <td>1</td> <td>2%</td> </tr> </tbody> </table>		No.	%	Studio	4	6%	1-bed	10	16%	2-bed	46	72%	3-bed	3	5%	4-bed	1	2%
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The recommendation of the report was that permission be granted, subject to conditions. A proposed additional condition in respect of hours of use was tabled at the meeting, along with a detailed plan of the ground floor of the proposed block, marked up to indicate proposed use. The Planning Officer gave a presentation outlining the key aspects of the application, and responded to questions from the Committee.

The following points were raised in discussion of the officer report:

- It was confirmed that the agreed ground floor layout would form part of the approved plans, and that any substantial change in layout would require further planning approval. It was further reported that a management committee was proposed, who would monitor the use of the space.
- The nursery space was leased to a nursery operator for a minimum of 15 years, indicating the commitment to long term retention of the nursery function at the site.
- In response to a question regarding legal controls over the use of the space, were the Diocese of London to dispose of the premises, it was reported that there was a risk of the use of the space changing within the D1 use class. It was suggested that a condition could be added that permission would need to be sought for any proposed change in the layout in order to have a degree of control over use of the space, however concern were expressed that such a condition would have a negative impact on the flexibility of the centre.
- The Committee was provided with clarification of the Funding and Timing section of Appendix 4 of the report, which set out that under the s106 agreement Lee Valley Estates had provided the Council with £800k for off-site school provision, with £950k in construction costs for the shell of the building as a community space.
- It was confirmed that it would be a decision for the Council as to whether to accept the officer of having Council involvement in the management committee for the community centre.
- With regards to parking, it was confirmed that, in line with Council policy on sustainable transport and the high public transport accessibility rating of the site, the developer had been asked to look at reducing the number of spaces from the 850 maximum number originally granted under the outline planning permission. It was proposed that some private residential units would have associated car parking space but that it was not proposed for affordable units to have parking, and people would be advised that their units were car-free by the developer upon purchase.
- When first granted permission, a higher level of private accommodation had been proposed – this had now been reduced and there had been a substantial increase in the number of student accommodation units, which generally required fewer parking spaces.
- It was confirmed that there would be general, on-street parking spaces available for visitor use, which would be managed by the developer. It was confirmed that the roads surrounding the estate were not covered by a CPZ.
- It was proposed that there would be 6-7 car club spaces available on site. Annual monitoring of the Travel Plan for the site would determine

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whether additional spaces were required, in line with demand. It was confirmed that people would pay an annual car club membership, but that the set-up costs for the car club, in respect of the TMO and signage, were covered under the s106 agreement.

- The Committee agreed to hear from the applicant on the topic of parking, who advised that it would be possible to purchase visitor parking permits. The applicant also advised that some parking spaces would be leased to affordable residential units, on condition that the parking was in the underground area associated with the residential unit. The applicant was working with the highways department so as not to lead to a situation where cars were being displaced to neighbouring streets, but at the same time not encouraging car ownership.
- In response to a question from the Committee, the applicant advised that they were working with Highways regarding the best location for the proposed car club spaces, as they would prefer these to be in secure, underground parking spaces for the security of residents.

Cllr Lorna Reith, ward councillor, address the Committee in support of the application, and raised the following points:

- Local ward councillors had campaigned strongly for a reduction in the number of parking spaces at the development, on the basis of the existing congestion in the area. The forthcoming improvement works to the gyratory system were intended only to prevent the situation from worsening.
- The community centre was well-supported locally as there was no similar facility in the local area, and this would meet a community need.
- Detailed discussions had been held on the basis of the space having a primary use as a community centre, and this was no different from many other school halls and community centres which were also used for religious purposes.
- There was interest from a local youth trust in using the space.
- Cllr Reith expressed concern that limiting the ability to alter the interior of the building may have a negative effect on those groups who wished to use it, and would reduce the flexibility of the space.
- There was a need to trust the intention and management of the centre, which had the potential to be an asset to the area.

The Committee discussed the application further and asked questions of Cllr Reith:

- It was suggested that an alternative way of having some control over changes to use of the community centre would be the introduction of a mechanism for consultation for any proposed change to the layout. This would enable monitoring of the space, without adding constraints. It was suggested that this should be an informative.
- It was confirmed that the original community centre at the Ferry Lane Estate had now been incorporated into the neighbouring school.
- In response to a question regarding parking for the community centre, it was anticipated that this would be primarily for the use of those living in the immediate vicinity, who would be unlikely to travel by car.

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- It was understood from the Diocese of London that the day to day running of the centre would be by a management committee, with the involvement of local groups. There was also the offer of having a councillor representative on the management committee, and it was suggested that this be recommended in an informative.

Cllr Schmitz proposed a motion that a condition be added requiring planning permission to be sought for any proposed change in the internal layout. This motion was not seconded, and therefore fell.

The Chair moved the recommendations of the report, with the additional tabled condition in respect of hours of use and the informatives in respect of consultation on any proposed change in layout and on councillor involvement in the management committee. It was:

RESOLVED

That reserved matters application HGY/2012/0799 be approved, subject to conditions as below, the additional tabled condition in respect of hours of use, additional informatives in respect of consultation on any proposed change in layout and on councillor involvement in the management committee, and in accordance with the approved plans and documents as follows:

DOCUMENTS
Title
Planning Statement April 2012
Design & Access Statement April 2012
Sunlight & Daylight Report May 2012
Energy Statement April 2012

PLANS		
Plan Number	Rev.	Plan Title
1276_0010	-	Redline boundary
1276_0110	-	Site Plan
1276_0100	D	Ground floor plan
1276_0101	C	First floor plan
1276_0102	C	Second to Fifth floor plan
1276_0103	C	Sixth floor plan
1276_0104	C	Seventh floor plan
1276_0104	A	Roof plan
1276_200	C	Proposed elevations – North & Section AA
1276_201	C	Proposed elevations – East & West

CONDITIONS:

TIME LIMIT

1. The development hereby authorised must be begun not later than the expiration of 2 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the

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accumulation of unimplemented planning permissions.

DRAWINGS

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1276_0010, 1276_0110, 1276_0100D, 1276_0101C, 1276_0102C, 1276_0103C, 1276_0104C, 1276_0108A, 1276_200C and 1276_201C

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

ENERGY AND SUSTAINABILITY

3. The sustainable design measures, energy efficiency measures and renewable energy measures identified in the Energy Statement dated April 2012, revision P1 and hereby approved shall be implemented in strict accordance with the details shown and thereafter maintained unless otherwise agreed in writing by the Local Authority.

Reason: To ensure the development achieves the appropriate levels of energy efficiency, in accordance with policies G1, UD1, UD2, and ENV2, of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

MATERIALS

4. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls 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: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

5. All approved materials shall be erected in the form of a samples board to be retained on site throughout the works period for the development and the relevant parts of the works shall not be carried out other than in accordance with the approved details.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

SIGNAGE

6. The applicant shall submit a fully detailed design strategy for any signage to be displayed on any part of the development.

Reason: To achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

LANDSCAPING

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7. 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: To ensure a comprehensive and sustainable development, to ensure good design and to ensure that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment, and in accordance with policies UD3 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006

CYCLE PARKING

8. That provision for 68 secure cycle parking spaces shall be made within the scheme and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to ensure that well designed safe and appropriate levels of cycle parking in the scheme are provided in accordance with policies M3, M5 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.
9. Cycle parking spaces for the use of the community centre shall be provided in line with the London Plan.
Reason: To promote travel by sustainable modes of transport to and from the site, in particular cycling.

CONSTRUCTION IMPACT MITIGATION

10. Prior to the commencement of the development hereby permitted, details of a scheme for monitoring and mitigating noise and dust emissions for all plant and processes shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policies ENV6 and ENV7 of the London Borough of Haringey Unitary Development Plan 2006.

MECHANICAL PLANT

11. Technical specification details of the mechanical plant to be installed within the plant areas shown on the approved floor plans, together with an accompanying acoustic report, shall be submitted to and approved by the Local Planning Authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.
Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006. 15. Amenity Conditions

DELIVERY AND SERVICE PLAN

12. A delivery and servicing plan shall be provided for the development no later than 2 months before first occupation. The servicing and delivery plan should:
- a) programme deliveries outside the AM and PM peak periods in

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- order to reduce congestion on the highway network
 - b) set out details of refuse collection arrangements
 - c) demonstrate taxi drop-off and pick-up arrangements.
- Reason: In order to minimise the impact of servicing and deliveries on local traffic and highway conditions.

TRAVEL PLAN

13. A revised Travel Plan shall be submitted to the local planning authority 6 months after first occupation of the development including surveys of travel patterns to the development in use and demonstrating the promotion of use by sustainable transport modes.
- Reason: To promote travel by sustainable modes of transport to and from the proposed development.

DISABLED PARKING

14. Users of the development shall have access to a minimum of 2 disabled parking spaces in the close vicinity of the development.
- Reason: To ensure that persons with a disability will have access to parking

INFORMATIVES:

- A: All design details shall be prepared and submitted by the architects who prepared the applications or other such architects of comparable skill and experience as the Council may agree.

REASONS FOR APPROVAL

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

- a) It is considered that the principle of this development is supported by national, regional and local planning policies which seek to promote regeneration through housing, employment and urban improvement to support local economic growth.
- b) The development is considered to be suitably designed in respect of its surroundings, its impact on neighbouring properties and environmental site constraints.
- d) The Planning Application has been assessed against and is considered to be in general accordance with the intent of National, Regional and Local Planning Policies requirements including London Borough of Haringey Unitary Development Plan (UDP) 2006, G2 'Development and Urban Design', G3'Housing Supply', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD6 'Mixed Use Developments', UD9 'Locations for Tall Buildings', HSG1 'New Housing Developments', HSG4 'Affordable Housing', AC2 'Tottenham International', M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 'Protection, Improvements and Creation of Pedestrian and Cycle Routes', M10 'Parking for Development', , ENV1 'Flood Protection: Protection of the Floodplain and Urban

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Washlands', ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment' ENV5 'Works Affecting Watercourses', ENV6 'Noise Pollution', ENV7 Air, Water and Light Pollution', ENV11 'Contaminated Land', ENV13 'Sustainable Waste Management' and CW1 'New Community/Health Facilities'.

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

PC186.

THE CORNERWAYS, ELLINGTON ROAD, MUSWELL HILL, N10 3DD

The Committee considered a report, previously circulated, on the application for planning permission for erection of a two storey building comprising of a two-bedroom house at The Cornerways, Ellington Road, Muswell Hill N10. The report set out images and details of the site and surroundings, details of the application, planning history, relevant planning policy, consultation and responses, human rights and equalities issues and recommended that the application be granted, subject to conditions. The Planning Officer gave a presentation on key aspects of the report, and advised of the following amendments to the conditions as set out in the report:

Condition 3: "...approved in writing and *thereafter* implemented in accordance with the requirements of the Local Planning Authority"

Condition 7: "...no development otherwise permitted by any part of Class A, B, C, D, E & F of Part 1 to Schedule 2 of that Order shall be carried out on site."

Condition 11: "... The approved plans ~~should~~ *must* be adhered to throughout the construction period and shall provide details on:...."

The Committee discussed the application, and the following points were raised during this discussion:

- Officers felt that the current application was more discreet than the previous, refused, application. As a consequence, it was not felt to compete with the character of the surrounding area.
- Concern was expressed that there did not appear to be a policy in respect of developments of this nature, however it was noted that this was a highly unusual garden site, and that it was necessary to assess every application on the basis of its merits. This site did not constitute a backland site, as it fronted onto two roads.
- Mr Dorfman acknowledged that the report was not explicit with regards to the policies relevant to this application, and this would be addressed in future reports. Supporting policies were in place within the UDP and would also be incorporated into the Local Development Framework; consideration would then be given as to whether there were any

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elements of these policies required strengthening.

- The Committee noted the Planning Inspector's opinion that the previous scheme was not in keeping with the surrounding area.

A local resident who lived next door to the site addressed the Committee in objection to the application, and made the following points:

- The primary concern was the height of the building in relation to the window of the neighbouring property, as this was an important source of light to the house next door.
- The pictures shown in the officer's presentation were out of date, as there was significantly less screening of the site now.
- If the height of the building were below the 6ft fence between the properties, this would be acceptable in terms of light levels, but if it were higher than the 6ft fence, as was indicated by the drawings, then the neighbours would strongly object.
- The neighbouring property had been designed as an end-site, and the residents had enjoyed light from the side-window for many years. Any proposal which would block this light would change the nature and atmosphere of their house, and have a negative impact on the residents.
- Concern was expressed in the event that works were commenced but not finished, due to the nature of the excavations required.

The Committee asked questions of the objector, and the following issues were discussed:

- The objector confirmed that no notice had been given under the Party Wall Act.
- The fence had been moved to its current position after the original planning application on the site had been refused.
- The objector did not object to the design of the proposal, as long it was not visible from his property.
- There needed to be careful assessment of the site in respect of drainage.

The architect for the scheme addressed the Committee in support of the application and made the following points:

- The site was currently unkempt, and had previously been used to store building materials.
- A similar scheme in the borough, by the same architect, had been nominated for a design award – such schemes could work and be appreciated on their own merits.
- This would provide a new, sustainable family dwelling, and was highly energy efficient.

Cllr Peacock declared a personal interest at this point, as her cousin had been the client for the other scheme referred to by the architect in his presentation.

In response to questions from the Committee to the applicant, the following

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points were made:

- The intention was for the building not to exceed the height of the 6ft boundary fence, and there was no intention to interfere with the light to the neighbouring property. The applicant would be happy to accept a condition requiring a rights of light study to be undertaken, if the Committee wished.
- With regards to the concerns raised regarding drainage, it was confirmed that most of the area was clay, and that when the excavations were undertaken, a lower structure would be installed in order to support the ground.
- It was confirmed that considerate contractor guidelines would be followed during works in order to mitigate the impact on neighbours.

The Committee considered the application further:

- In response to a concern regarding the development being crowded, it was reported that the proposal only occupied 50% of the plot.
- The applicant agreed that they would be happy to accept a condition requiring the use of brick rather than render as a finish.
- In response to issues raised by the Committee in respect of fencing / screening, and that the green roof not be used as an amenity space, it was noted that the proposed conditions 4,5,6 and 8 addressed the issues raised, as well as the amendment to condition 7 to include all Classes A-E.

The Committee examined the drawings and plans supplied.

- It was noted that the nature of this site was very unusual, and that the proposal offered a neat and architecturally appropriate scheme which would terminate the terrace on Cranley Gardens. There was an existing structure on the site, in the form of a shed.
- It was noted that the applicant would be encouraged to use brick rather than render under the terms of the proposed condition regarding materials.
- It was proposed that condition 2 be amended to state that the building should be no more than 1.8m high as measures from the level of the path dividing the site and the neighbouring property on Cranley Gardens.
- An additional condition was proposed in respect of requiring considerate contractor rules to be followed, with an informative that no work should be undertaken on a Saturday.
- An additional informative was proposed that the roof should combine a green roof and solar panels.
- It was suggested that the existing condition in respect of boundary treatment be strengthened to ensure that the front-facing boundary was on an appropriate standard.

Taking into account the proposed additional conditions in respect of considerate contractor guidelines, the amendments of the proposed conditions as set out in the officer presentation and in respect of the specific height of the building and boundary treatment, and the additional informatives

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in respect of no work taking place on Saturdays and the combination of green roof and solar panels, the recommendation of the report was moved and it was:

RESOLVED

That, with the additional conditions in respect of considerate contractor guidelines, the amendments of the proposed conditions as set out in the officer presentation and in respect of the specific height of the building and boundary treatment, and the additional informatives in respect of no work taking place on Saturdays and the combination of green roof and solar panels, planning application HGY/2011/1868 be granted, subject to 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. In particular the building heights and levels as specifically shown on the approved drawings shall be adhered to.

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

MATERIALS & EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Notwithstanding the boundary treatment indicated on the submitted plans full details of the proposed front boundary treatment (wall, piers & gates) shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans/ detail.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

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5. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/samples to be submitted to, and approved in writing by the Local Planning Authority.

The approved landscaping scheme shall thereafter 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 to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance

Reason: To ensure that the green roof is suitably designed and maintained.

PERMITTED DEVELOPMENT RIGHTS

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

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

8. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason: To ensure that the amenities of the occupiers of adjoining

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properties are
not prejudiced by overlooking.

CONSTRUCTION

9. 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.

10. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

11. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments, methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:

- i. The phasing, programming and timing of the works; taking into account additional development in the neighbourhood;
- ii. Site management and access, including the storage of plant and materials used in constructing the development;
- iii. Details of the excavation and construction of the basement;
- iv. Details showing how the front façade will be protected during construction;
- v. Measures to ensure the stability of adjoining properties,
- vi. Vehicle and machinery specifications.

Reason: In the interests of residential amenity and highway safety

REASONS FOR APPROVAL

The proposed building in terms of its siting, form and associated landscaping is considered to be designed sensitively in terms of its relationship within adjoining and neighbouring properties. The building is a more discrete building in comparison to the previously refused schemes. The proposal will

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not adversely affect the residential and visual amenities of adjoining occupiers and will not adversely affect parking conditions in the immediate surroundings. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.

INFORMATIVE: The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

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

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

PC187.	<p>DATE OF NEXT MEETING</p> <p>Monday, 9 July 2012, 7pm.</p> <p>The meeting closed at 9.30pm.</p>
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COUNCILLOR ALI DEMIRCI
Chair

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 9 JULY 2012**

Councillors: Basu, Beacham, Christophides, Demirci (Chair), Mallett, McNamara, Peacock (Vice-Chair), Reid, Schmitz and Williams

MINUTE NO.	SUBJECT/DECISION
PC188.	<p>APOLOGIES</p> <p>Apologies were received from Cllr Solomon for whom Cllr Williams substituted.</p>
PC189.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Peacock stated her intention to speak in objection to item 10 and agreed therefore not to take any part in Committee discussions on this item. Cllr Peacock also declared a personal interest in relation to item 7 in that she had run the building in question for a number of years.</p> <p>Cllr McNamara declared a personal interest in agenda items 7 and 8 by virtue of being a Bruce Grove ward Councillor.</p>
PC190.	<p>MINUTES</p> <p>The Committee queried the proposed condition relating to noise outlined in the minutes for the 865 High Road N17 OAA application as it was considered that the Committee had requested a strengthening of this condition beyond compliance with BS8233 to address the issue of the nearby wood machinists. It was agreed that officers would revisit this condition with a view to broadening its scope.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That subject to the amendment above, the minutes of the meeting held on 11 June be approved and signed by the chair.
PC191.	<p>7 BRUCE GROVE, N17 6RA</p> <p>The Committee considered a report, previously circulated, in respect of the planning application at 7 Bruce Grove N17 6RA. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities and recommended that the permission be granted subject to conditions and a s)106 agreement. The Planning Officer gave a presentation outlining the key aspects of the application and responded to questions from the Committee.</p> <p>The following points were raised in discussion:</p> <ul style="list-style-type: none"> • It was confirmed that the staircase in the vestibule would be moved and reconstructed within the main building.

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- In respect to the commemorative plaques currently on site, it was confirmed that four would be retained and that an informative would be added for consultation to be undertaken with local Councillors in determining their location in the building.
- The Committee raised concern about the proximity of the bus stop located directly outside the front of the building. The transport officer confirmed that the bus stop in question was under the control of Transport for London (TfL) and that the Council were liaising with the TfL Network Manager in the development of a collective solution to siting issues with regard to other bus stops and crossing points on the High Road. It was agreed that details of discussions to date with TfL on this issue would be circulated to the Committee. A commitment was also made to consult local Councillors in the development of a solution going forward.
- The classification of the development as car free was queried as the proposal included provision of two parking spaces within the scheme. It was agreed that the scheme should more appropriately be classified as a car restricted development and that the two spaces needed to be clearly designated through an additional condition as for disabled and trade services use only.
- It was requested that an informative be added proposing Trades House as a name for the scheme.

RESOLVED

- That planning permission be granted in accordance with planning application no. HGY/2012/0563, 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 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 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);
 - (1.2) The S106 to include the provision of one years free membership to a "Car club scheme" for residents of the new development to help mitigate the lack of off-street parking provision;
 - (1.3) That the Agreements referred to in the resolution above is to be completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow; and

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(1.4) That in the absence of the Agreements referred to in the resolution above being completed within the time period provided for in the resolution above, the planning application reference number HGY/2012/0563 be refused for the following reason:

The proposal fails to provide 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 and the provision of one years free membership to a "Car club scheme" for residents of the new development.

- That following completion of the agreement referred to above, planning permission be GRANTED in accordance with planning application drawings and conditioned outlined below:

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

5. No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the

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drawings hereby approved.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

6. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

7. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

8. The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

9. The position type and method of installation of all new and relocated services and related fixtures shall be specified in advance of any work being carried out, and the advance approval of the Council as local planning authority shall be obtained wherever these installations are visible, or where ducts or other methods of concealment are proposed.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

10. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details [specify: detailed drawings at [scale]; samples of materials, schedule of works/specification, method statement, other]:

- a. An elevation at an appropriate scale (1:20 or larger) showing the proposed position of the plaque and a method statement for the removal, safe storage. The removal and storage of the plaque is to be agreed with English Heritage prior to the commencement of works on site. Relocation is to be agreed following removal of the existing front wing and examination of the surviving brickwork.

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Given the relative sensitivity of the ceramic plaque, removal and relocation will need to be undertaken by a specialist contractor experienced in this work, and the works undertaken and agreed in consultation with English Heritage. Please note that English Heritage can provide details of the methodology, specialist contractors etc. Substantive: In the event of removal from a building a plaque returns to being the property of body responsible for its original erection, it is therefore important that its removal and relocation is agreed in advance with English Heritage.

- b. Areas and scope of repointing are to be identified on site with LB Haringey Conservation Officer in consultation with English Heritage, and clearly marked on appropriately scaled elevations. A trial panel showing samples of new bricks, pointing finish and mortar mix is to be erected and agreed on site and retained until works are completed.
- c. A specification for repair and refurbishment works detailing finishes and materials, including the repairs to existing staircase, in accordance with the gazetteer & condition survey prepared by Phil Bailey Architects submitted with the application for listed building consent is to be submitted prior to the commencement of works on site.
- d. Samples of new brickwork, stone, steps etc. to be agreed on site as appropriate
- e. Detailed drawings and sections for replacement windows, front door opening, joinery and steps, decorative metalwork, cornices.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

11. Notwithstanding any details submitted within the planning application, no development shall commence until precise specifications for the proposed railings and gates have been submitted to, and approved in writing, by the Local Planning Authority. The specifications shall include:

- The design of the railings and gates (including plans and cross-sections at a minimum of 1:20))
- Their colour,
- Details of plinth walls and piers
- Confirmation that all gates will open inwards

Thereafter the proposed wall, railings and gates shall be installed and permanently retained in strict accordance with the approved specifications.

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

12. Notwithstanding Condition 11 above and any indication on the submitted drawings, no boundary treatment shall be erected along the shared rear boundary between No's 7 & 8, other than an open railing. Detail design of such an open railing type, with cross-section and

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elevation drawings at a scale of 1:20, fully dimensioned and annotated to show design & construction details, the change of levels and steps, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the proposed gates shall be installed and permanently retained in strict accordance with the approved specifications.

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

SITE LAYOUT

11. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by 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.

12. Details of on-site lighting including within the site, shall be submitted to and approved in writing by the local planning authority prior to any work commencing on site. Such lighting as approved to be installed prior to occupation of the development, and permanently maintained thereafter.

Reason: In the interests of safety, amenity and convenience.

13. The area as indicated in Drawing 548/11 must be retained as a turning head and must not be used for additional parking. This area must be clearly signed with keep clear markings.

Reason: To ensure that the proposed development will not increase the risk to pedestrian safety.

CONSTRUCTION

14. No demolition or construction works shall commence prior to the submission and approval in writing by the Local Planning Authority of a Construction Management Plan and a Construction Logistics Plan (in accordance with Transport for London guidelines), which shall include:

- details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on A10 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;
- details of site enclosure throughout construction;
- details of the measures proposed to minimise the impact of the

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construction processes on the amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours;

- details of the site or Contractor Company be registered with the Considerate Constructors Scheme;
- measures proposed to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site.

Thereafter all construction works shall be carried out in accordance with the approved details.

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

15. Before any works of demolition is undertaken in pursuance of this consent to demolish or alter by way of partial demolition any part of the building, structural engineers drawings or method statement, indicating the proposed method of ensuring safety and stability of the building fabric to be retained throughout the demolition and reconstruction shall be submitted and approved by the Council as local planning authority and the works undertaken in accordance with the approved drawings/method statement.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

16. Salvage strategy and location schedule for reused elements and materials is to be prepared in accordance with the gazetteer & condition survey and agreed with the local authority conservation officer in consultation with English Heritage.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

17. Precautions to secure the interior features against accidental loss or damage, or theft during building works. Details shall be submitted to, and approved by the Council as local planning authority before works begin on site. Particular regard should be given to the staircase, chimney pieces and grates, plaques.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

18. No cleaning of masonry, other than a gentle surface clean using nebulous water spray is authorised by this content without prior approval of details. Any proposed cleaning beyond the above shall be submitted to and approved by the Council as local planning authority conservation officer in consultation with English Heritage.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

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19. 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

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

OTHER

20. 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 listed building or new 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

21. The first and second floor windows shown on the side elevations of the terrace block shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

REASONS FOR APPROVAL

I. This proposed development will enable and allow for the appropriate repair and restoration of this Grade II listed building, which in turn will allow for the building to be bought back into beneficial use. The proposed development will restore and enhance the appearance of the building and preserve and enhance the character and appearance of this part of the Conservation Area.

II. The development at the rear of the site is considered necessary to enable and to secure the proper repair, restoration and long term future of the Listed Building.

III. The siting, design, form, detailing of the terrace block and associated landscaping are considered acceptable and have been designed sensitively in terms of its relationship with neighbouring properties and the adjoining ecologically valuable site.

b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary

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Development Plan (July 2006); in particular the following Policies UD3 'General Principles', UD4 'Quality Design', G3 'Housing Supply', G10 'Conservation', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix', CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas', OS15 'Open space deficiency and development', OS6 'Ecological Valuable Sites and their Corridors and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 Conservation & Archaeology and SPD Housing 2008

INFORMATIVE: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above. Written notification of the start of works on site shall be sent to English Heritage, London Region, 1 Waterhouse Square 138-142 Holborn London EC1N 2ST and a copy sent to the Council at least seven days before the works hereby approved are commenced.

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

INFORMATIVE: In terms of 'Secure by Design' Tottenham Police Station/ Crime Prevention Officer can give further advice on secure door and window standards and all sects of crime prevention as required.

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

PC192.

7 BRUCE GROVE, N17 6RA

The Committee considered a report, previously circulated, in respect of the listed building consent related to the 7 Bruce Grove N17 6RA planning application.

RESOLVED

- That listed building consent HGY/2012/0564 be granted subject to conditions

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IMPLEMENTATION

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

EXTERNAL APPEARANCE

3. No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

4. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

5. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

6. The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

7. The position type and method of installation of all new and relocated

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services and related fixtures shall be specified in advance of any work being carried out, and the advance approval of the Council as local planning authority shall be obtained wherever these installations are visible, or where ducts or other methods of concealment are proposed.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

8. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details [specify: detailed drawings at [scale]; samples of materials, schedule of works/specification, method statement, other]:
- f. An elevation at an appropriate scale (1:20 or larger) showing the proposed position of the plaque and a method statement for the removal, safe storage. The removal and storage of the plaque is to be agreed with English Heritage prior to the commencement of works on site. Relocation is to be agreed following removal of the existing front wing and examination of the surviving brickwork. Given the relative sensitivity of the ceramic plaque, removal and relocation will need to be undertaken by a specialist contractor experienced in this work, and the works undertaken and agreed in consultation with English Heritage. Please note that English Heritage can provide details of the methodology, specialist contractors etc. Substantive: In the event of removal from a building a plaque returns to being the property of body responsible for its original erection, it is therefore important that its removal and relocation is agreed in advance with English Heritage.
 - g. Areas and scope of repointing are to be identified on site with LB Haringey Conservation Officer in consultation with English Heritage, and clearly marked on appropriately scaled elevations. A trial panel showing samples of new bricks, pointing finish and mortar mix is to be erected and agreed on site and retained until works are completed.
 - h. A specification for repair and refurbishment works detailing finishes and materials, including the repairs to existing staircase, in accordance with the gazetteer & condition survey prepared by Phil Bailey Architects submitted with the application for listed building consent is to be submitted prior to the commencement of works on site.
 - i. Samples of new brickwork, stone, steps etc. to be agreed on site as appropriate
 - j. Detailed drawings and sections for replacement windows, front door opening, joinery and steps, decorative metalwork, cornices.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

9. Before any works of demolition is undertaken in pursuance of this consent to demolish or alter by way of partial demolition any part of the

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building, structural engineers drawings or method statement, indicating the proposed method of ensuring safety and stability of the building fabric to be retained throughout the demolition and reconstruction shall be submitted and approved by the Council as local planning authority and the works undertaken in accordance with the approved drawings/method statement.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

10. Salvage strategy and location schedule for reused elements and materials is to be prepared in accordance with the gazetteer & condition survey and agreed with the local authority conservation officer in consultation with English Heritage.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

11. Precautions to secure the interior features against accidental loss or damage, or theft during building works. Details shall be submitted to, and approved by the Council as local planning authority before works begin on site. Particular regard should be given to the staircase, chimney pieces and grates, plaques.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

12. No cleaning of masonry, other than a gentle surface clean using nebulous water spray is authorised by this content without prior approval of details. Any proposed cleaning beyond the above shall be submitted to and approved by the Council as local planning authority conservation officer in consultation with English Heritage.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

REASONS FOR APPROVAL

The extent of the alterations and changes proposed are considered to relate sensitively to the original building and its historic character, qualities and setting. As such the proposal is considered to be in accordance with policies CSV2 'Listed Buildings' and CSV5 'Alterations and Extensions to Listed Buildings' of the adopted Haringey Unitary Development Plan 2006

PC193.

700-702 HIGH ROAD (AND LAND TO REAR WITH FRONTAGE ONTO ARGYLE PASSAGE AND BROMLEY ROAD) N17 0AE

The Committee considered a report, previously circulated, in respect of a variation to the planning permission previously granted for 700-702 High Road, N17 0AE (HGY/2009/1122). The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy,

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consultation and responses, planning obligations, human rights and equalities, and recommended that the permission be granted subject to conditions and a s)106 agreement. The Planning Officer gave a presentation outlining the key aspects of the application and responded to questions from the Committee.

The Committee raised concern about the design of the building frontage to Tottenham High Road and that the drawings provided in the application did not provide sufficient detail on a number of design aspects such as the impact of the proposed design on the side window to one of the adjacent buildings. Officers confirmed that the applicant had been asked to provide scale drawings of the frontage for consultation with the conservation officer and English Heritage. In light of this, the Committee passed a motion, seconded, that the application be deferred until more detailed, scale drawings of the frontage could be provided as well as further information on the design specification including proposed materials. This would help provide assurance to the Committee that the scheme would be in keeping with the design standard of the High Road.

RESOLVED

- That determination of planning application HGY/2012/0996 be deferred to a future Committee meeting to allow the applicant to submit the additional information requested above for consideration.

PC194.

143 NORTHUMBERLAND PARK, N17 0TL

Cllr Peacock did not take any part in Committee discussions on this item.

The Committee considered a report, previously circulated, in respect of the planning application at 143 Northumberland Park N17 0TL. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities.

It was noted that a previous application had been refused planning permission on the grounds on being contrary to Policy HSG5 and resulting in the intensification of use of the hostel. It was advised that this decision had been the subject of a subsequent appeal to the Planning Inspectorate. The appeal had been dismissed and a revised application submitted in line with the Inspectors findings and which was now before the Committee for consideration. The Planning Officer gave a presentation outlining the key aspects of the application and responded to questions from the Committee.

The Committees attention was drawn to the detail of the appeal findings of the Planning Inspector in October 2011 against the previous decision to refuse planning permission. It was emphasised that the Inspector had not refused the appeal on the ground of over-intensification of use of the hostel but on poor standard of design with particular regard to material, height and massing and which would have harmed the character and appearance of the area. The planning application had subsequently been redesigned in line with the Inspector's findings and officers were now recommending that the revised application be granted planning permission subject to conditions as it was

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considered that there was no longer strong enough justification to refuse approval using policy HSG5. The Committee was reminded that the Planning Inspectorate decision constituted a highly material consideration that needed to be taken into account during their deliberations.

Cllr Peacock addressed the Committee in her capacity as a local ward Councillor to speak in objection to the application. She outlined some of the issues with the hostel that had been raised over a number of years at her ward surgeries, predominantly those relating to the management and condition of the building. These included structural shortcomings of the building such as the location of WCs and showers on alternate floors and evidence of the unsuitable placement of families with children in the hostel.

Cllr Amin addressed the Committee to speak in objection to the application and expanded on the issues with the hostel that had been advised to her as a ward Councillor. There were general concerns about the placement of vulnerable people in the building and the lack of provision of associated support. Issues had also been raised with the limited communal facilities provided to residents which often resulted in groups congregating outside and causing associated issues with anti-social behaviour.

Mr Turrson-Badoo, a resident from Northumberland Park Road addressed the meeting to speak in objection to the application. He expressed concern over the rising crime and deprivation rate in the area and the impact that an extension of the hostel would have on this. He also had worries that the health and wellbeing needs of hostel residents were not being catered for adequately.

Cllr Bevan also addressed the Committee in relation to the application. He was concerned that the proposal was not in compliance with a number of relevant planning documents including the Mayor's planning guidance for London and Haringey's Unitary Development Plan. He urged the Committee to reject the application.

Paul Johnson, the Manager of the hostel and Michael Downey, the project architect addressed the Committee. It was explained that there remained high demand for accommodation in the hostel, which rarely operated below full capacity and also served to provide accommodation for people with limited option for accessing other housing avenues. A review had been undertaken of the existing infrastructure of the building which had reaffirmed that it could support the additional capacity requested. The new plans for the development reflected the comments of the Planning Inspector, with significant improvements made to the design to reduce the impact on the street scene. It was emphasised that the plans constituted an efficient use of the land and additionally would enhance the thermal insulation of the building.

In response to questions from the Committee on the condition of the hostel, the manager advised that a building refurbishment programme was in place and had already started on the ground floor and would include works such as replacement of the current heating system. It was also confirmed that children were only housed in the hostel in an emergency following a referral from the Council.

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The Committee expressed serious concern over the social issues associated with the hostel as identified by the ward Councillors and local resident. Also of concern was the general condition of the building and the limited communal facilities provided. In response to this, legal advice was provided that these concerns would fall under housing legislative powers under the enforcement of the Council's Housing Services.

A motion, which was seconded, was put forward and it was subsequently

RESOLVED

That the application be rejected on the grounds that it did not comply with HSG 5e) on hostel accommodation, HSG 7b) on housing for special needs, HSG 9 438 on density standards, HSG 10 on dwelling mix and area objective G12b).

PC195.

LYMINGTON AVENUE, LONDON N22 6JB

Cllr Peacock rejoined the Committee.

The Committee considered a report, previously circulated, in respect of the planning application at Lymington Avenue N22 6JB. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities, and recommended that the permission be granted subject to conditions and a s)106 agreement. The Planning Officer gave a presentation outlining the key aspects of the application and responded to questions from the Committee.

- In response to concerns about the potential for the overshadowing of properties in the roads to the rear of the scheme, the design elements proposed to mitigate these risks were noted including the stepped form of the development.
- Confirmation was provided that the provision of further car club spaces on Lymington Avenue would be subject to review in line with the demand arising from the scheme.
- It was confirmed that further discussions would be required with the developers regarding the objection from a local resident to the location of a bin store backing onto 98 Pelham Road. As such, it was agreed that a condition be added to require the submission of further details to the Council in this regards before the development commenced with a viewing to minimising the impact on Pelham Road.
- It was requested that an informative be added for the developers to consult with local ward Councillors with regards to the naming the scheme.
- Members raised concern over the impact of the development on the number of narrow pathways in the vicinity of the scheme. It was confirmed that the planning agreement set out a 3m minimum width of footways

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around the development.

RESOLVED

- That planning application HGY/2012/0770 be approved 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 £.335,000.00 towards educational facilities within the Borough 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 contribution of £80,000.00 towards walking and cycling improvements within the local area;

(1.3) A car-free development. The residential units must be defined as car-free and therefore no residents therein will be entitled to apply for a resident's parking permit under the terms of the of the relevant TMO controlling on-street parking in the vicinity of the development.

(1.4) An open space contribution of £85,000.00

(1.5) The developer to pay a administration / monitoring cost of £1,500.00 in connection with this Section 106 agreement.

(1.6) A sum of £1,000.00 made towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that other than the 11 car parking spaces proposed the residential units hereby approved 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).

(1.7) A contribution towards local Employment and Construction Training initiatives;

(1.8) 50% of housing units will be affordable as agreed with Haringey Council.

(1.9) A Residential Travel Plan must be submitted to the Council as part of a detailed Travel Plan.

(2.0) That the Agreements referred to in the resolution above is to be completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow; and

(2.1) That in the absence of the Agreements referred to in the resolution above being completed within the time period provided for in

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the resolution above, the planning application reference number HGY/2012/0770 be refused for the following reason:

The proposal fails to provide a contribution of £.335,000.00 towards educational facilities within the Borough, a contribution of £80,000.00 towards walking and cycling improvements within the local area, a car-free development, an open space contribution of £85,000.00, to pay a administration / monitoring cost of £1,500.00 in connection with this Section 106 agreement, sum of £1,000.00 made towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site, a contribution towards local Employment and Construction Training initiatives, 50% of affordable housing units and provision of a Residential Travel Plan.

- That following completion of the agreement referred to above, planning permission be GRANTED in accordance with planning application HGY/2012/0770 and the application drawings and conditions outlined below:

IMPLEMENTATION

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.

EXTERNAL APPEARANCE & SITE LAYOUT

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details and 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.

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4. A final landscaping scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority. 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. Notwithstanding any indication on the submitted drawings, details of the siting and design of all walls, gates, fencing, railings or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The walls/ gates/ fencing/ railings/ enclosures shall be erected in accordance with the approved details following completion and occupation of the building hereby approved.

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

6. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority before the residential units are occupied and thereafter carried out in 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.

PERMITTED DEVELOPMENT

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 protect the visual amenities of the neighbourhood.

8. 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

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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

9. 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.

10. No demolition or construction works shall commence prior to the submission and approval in writing by the Local Planning Authority of a Construction Management Plan and a Construction Logistics Plan (in accordance with Transport for London guidelines), which shall include:

- details of site enclosure throughout construction;
- details of the measures proposed to minimise the impact of the construction processes on the amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours,
- details of the site or Contractor Company be registered with the Considerate Constructors Scheme;
- details of secure off street loading and drop off facilities,
- measures proposed to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site;
- a need to take into account any restrictions that may be in place during the Olympic period.

Thereafter all construction works shall be carried out in accordance with the approved details.

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

CONTAMINATED LAND:

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

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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 the development is occupied.

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

Control of Construction Dust:

No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition 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.

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.

TRANSPORTATION

12. The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the 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 Noel Park Road and Lymington Avenue is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated

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to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation

13. The applicant/ Developer will be required to contribute by way of a S.106 agreement £80,000 (Eighty Thousand Pounds) for local transport infrastructure enhancement within the local area surrounding the site.

Reason: To provide enhance walking and cycling facilities in order to promote travel by sustainable modes of transport to and from the site.

14. The applicant/ Developer will be required to contribute by way of a S.278 agreement as sum of (£) for the implementation of a new Bell mouth access to the proposed Car Park

Reason: To facilitate vehicular access to the development site. 6. The applicant enters into a S.72 (Highways Act 1980) agreement with the Council to dedicate a strip of land as per the revised drawing (1201_P_200 A) at the southern periphery of the site along Lymington Avenue from the junction with Noel Park Road to the boundary with 60 Pelham Road.

Reason: To improve the conditions for pedestrians at this location, bay providing a footway with a minimum width of 3 metres.

INFORMATIVE

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

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 proposed development of this site for flatted use is considered acceptable as it is compatible with surrounding uses;
- II. The design, form, detailing and facing materials of the proposed building and associated landscaping are considered acceptable;
- III. The scheme achieves an acceptable relationship in terms of its setting within the streetscene and the appearance adjacent but not within the Noel Park Conservation area;
- IV. The scheme is also considered acceptable in terms of its relationship with neighbouring residential properties and the properties to the east and south of the application site including the Wood Green Metropolitan Shopping Area.
- VI. The scheme will be car free, thus minimising the impact the traffic impact of the development.

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(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, G3 Housing Supply, G4 Employment, G5 Town Centre Hierarchy, G10 Conservation, UD2 Sustainable Design and Construction, UD3 General Principles, UD4 Quality Design, UD6 Mixed Use Developments, UD7 Waste Storage, UD8 Planning Obligations, UD10 Advertisements, HSG1 New Housing Development, HSG4 Affordable Housing, HSG10 Dwelling Mix, M9 Car-Free Residential Developments, OS15 Open Space Deficiency and New Developments, OS17 Tree Protection, Tree Masses and Spines, SPG8b 'Materials' and the Council's 'Housing' Supplementary Planning Document (2008).

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

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.

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

PC196.

673 LORDSHIP LANE, N22 5LA

The Committee considered a report, previously circulated, in respect of the planning application at 673 Lordship Lane N22 5LA. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities and recommended that the permission be granted subject to conditions. The Planning Officer gave a presentation outlining the key aspects of the application and responded to questions from the Committee.

- The Committee raised the importance of being given the opportunity to provide input into the selection of materials for schemes where it constituted an important part of the end design. As such, it was agreed that an informative would be added to provide the Committee with the opportunity to look at the choice of materials for the development. At a wider level, it was agreed that a new procedure would be introduced to inform local ward Councillors and Planning Committee members when materials were released for planning schemes to provide a two week period of opportunity during which their input could be given. Following this

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period, officers would then approve the materials. To accompany this new procedure, a Member training course on materials would be scheduled after Christmas.

- The Committee discussed the importance of the scheme complying with the secured by design Police initiative particularly as it would provide housing for people with mental health and learning disabilities. As such, it was requested that two of the key features in this regard around key controlled areas and post boxes within the entrance lobbies be strengthened through inclusion as a condition to ensure compliance.
- It was requested that an informative be added proposing Vincent House as a name for the scheme.

RESOLVED

- That planning application HGY/2011/1597 be approved subject to a pre-condition that Dr S L Dato, DRS Domiciliary Agency Ltd and [the owner (s)] of the application site shall have first entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £28,000 towards Transportation Contribution, £1000 towards the amendment of the TMO, a contribution towards local Employment and Construction Training initiatives and £1000 towards recovery costs; i.e. a total of £30,000.

(1.1) That the Agreements referred to in the resolution above is to be completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow; and

(1.2) That in the absence of the Agreements referred to in the resolution above being completed within the time period provided in the resolution above, the planning application reference number HGY/2011/1597 be refused for the following reason:

The proposal fails to provide an Transportation Contribution in accordance with the requirements set out in Supplementary Planning Guidance 10a attached to the Haringey Unitary Development Plan, a contribution towards the amendment of the TMO, contribution towards local Employment and Construction Training initiatives and contribution towards recovery costs.

- That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2011/1597

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

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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.

MATERIALS & 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. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

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

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

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

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 ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

CONSTRUCTION

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

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not prejudice the enjoyment of neighbouring occupiers of their properties.

OTHER

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

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

9. The side facing windows on second and third floor level shall be glazed with obscure glass only and shall be permanently retained as such thereafter.

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

10. The structures and areas shown to house recycling facilities and refuse and waste storage on the drawing LRLN-L101 within the site shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

11. The development shall be occupied as supported housing units for people with mental health and learning disabilities and for no other purpose, including any purpose within Class C2 or C3 of the Use Classes Order 1987.

Reason: In granting this permission the Local Planning Authority has had regard to the impacts arising on the residential amenity of adjoining occupiers by the proposed use and wishes to ensure that such impacts are not exacerbated by the implementation of other uses, falling within Class C2 or C3, by having the opportunity of requiring appropriate mitigation measures to mitigate such impacts as may be required by any such subsequent use.

12. The proposed development must achieve level 4 Code for Sustainable Homes.

Reason: To ensure the development meets the Code Level for sustainable Homes as approved in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance and improve environmental quality and resource efficiency.

13. 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 the development is occupied.

REASON: TO ENSURE THE DEVELOPMENT CAN BE

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IMPLEMENTED AND OCCUPIED WITH ADEQUATE REGARD FOR ENVIRONMENTAL AND PUBLIC SAFETY.

INFORMATIVE: The applicants are advised to contact the Council's Waste Management Team to make appropriate arrangements for the handling of refuse and recycling bins and their collection via the rear access road.

INFORMATIVE: 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 Water pipes. The developer should take account of the minimum pressure in the design of the proposed development.

REASONS FOR APPROVAL

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links. It is also considered that in view of the sites location, a redevelopment of the site for supported housing is wholly appropriate. The scheme will provide much needed supported housing for adults with mental health and learning disabilities in the Borough. . The proposal introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area. The position of the proposed building on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight. The parking provided is suitable due to its location and cycle racks have also been provided. The scheme will provide adequate bin storage and a recycling area and it will take into account sustainable design and construction.

The Section 106 Agreement that has been agreed as part of the planning permission includes transportation as a Planning Obligation to be provided by the developer and a contribution towards the amendment of the TMO for a car free scheme, towards the highway enhancement to promote sustainable forms of transport and footway re-surfacing scheme.

As such the proposal would be in accordance with policies; UD2 Sustainable Design & Construction, M10 Parking for Development, HSG1 New Housing Development, HSG7 Housing for Special Needs, UD3 General Principles and UD4 Quality Design of the Adopted Haringey Unitary Development Plan and The Councils SPG 1a Design Guidance, within the UDP HSG 5 Hostel Accommodation and M10 Parking for Development of the Haringey Unitary Development Plan and the Councils SPG 1a Design Guidance, Housing SPD, SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight, SPG8b Materials, SPG4 Access for All – Mobility Standards and SPG5 Safety by Design SPG10a The Negotiation, Management and Monitoring of Planning Obligations, SPG7c Transport Assessment and SPG7a Vehicle and Pedestrian Movement.

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Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

PC197.

606 LORDSHIP LANE, N22 5JH

The Committee considered a report, previously circulated, in respect of the planning application at 606 Lordship Lane N22 5JH. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities, and recommended that the permission be granted subject to conditions. The Planning Officer gave a presentation outlining the key aspects of the application and responded to questions from the Committee.

RESOLVED

- That planning application HGY/2012/0491 be approved subject to a pre-condition that Simon Oliver Magic Drinks Ltd and [the owner (s)] of the application site shall have first entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £43,912.50 as an Educational Contribution, £3000 contribution towards a Section 106/278 agreement , £1000 towards the amendment of the TMO, a contribution towards local Employment and Construction Training initiatives and £1000 towards recovery costs; i.e. a total of £48,912.

(1.1) That the Agreements referred to in Resolution (1) above is to be completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow; and

(1.2) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2012/0491 be refused for the following reason:

The proposal fails to provide an Education Contribution in accordance with the requirements set out in Supplementary Planning Guidance 12 'Educational Needs Generated by New Housing Development' attached to the Haringey Unitary Development Plan, a contribution of £3000 towards a Section 106/278 agreement, a contribution towards the amendment of the TMO, a contribution towards local Employment and Construction Training initiatives and contribution towards recovery costs

- That, following completion of the Agreement referred to above within the time period set out, planning permission be granted in accordance with planning application reference number HGY/2012/0491 subject to

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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.

MATERIALS & SITE LAYOUT

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the external materials to be used in connection with the new building hereby approved (including front boundary treatments) have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. The 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.

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

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

6. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the

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permission hereby granted respects the height of adjacent properties through suitable levels on the site.

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

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

CONSTRUCTION

8. 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.

WASTE

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.

Reason: In order to protect the amenities of the locality

OTHER

10. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company 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 for the Local Planning Authority to ensure the site is risk free.

11. The applicants submits a service and delivery plan with details of servicing for the existing development

Reason: To ensure that the existing Pub and residential development can be serviced.

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12. The proposed development must achieve level 4 Code for Sustainable Homes.

Reason: To ensure the development meets the Code Level for sustainable Homes as approved in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance and improve environmental quality and resource efficiency.

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

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

14. All side facing windows on ground, second and third floor level shall be glazed with obscure glass only and shall be permanently retained as such thereafter.

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

INFORMATIVE

1. 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) to arrange for the allocation of a suitable address.

2. Any access modification work which affects the public highway will be carried out by the Council at the applicant's expense once all the necessary internal site works have been Completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for completion of the works.

REASONS FOR APPROVAL

The proposal which is an amendment to the previous approval is considered acceptable for the following reasons; in view of the site's location, a development that incorporates residential use is wholly appropriate and it will provide an attractive environment. The proposed residential units will provide a valuable contribution to housing provision within the borough. Residential use on this site is considered acceptable given that the site is surrounded by residential uses and is within a broader residential area. Taking the building form the detailing and materials of the proposal, the proposed development will have a sympathetic relationship with the adjoining/ surrounding properties. The overall layout and unit/room sizes are acceptable.

The proposal will not have an adverse impact on the surrounding

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	<p>neighbouring properties and furthermore a condition will be imposed to ensure soft landscaping at the boundary and obscure glazing on all side facing windows to mitigate any overlooking or overshadowing issues. The proposed scheme is in an area with a medium public transport accessibility level. The waste storage and collection arrangement for bins is satisfactory. The scheme takes into account sustainable design and construction and the Section 106 Agreement that has been agreed as part of the planning permission includes education as a Planning Obligation to be provided by the developer and a contribution towards the amendment of the TMO for a car free scheme.</p> <p>As such the proposal is in accordance with policies; UD4 Quality Design, UD3 General Principles, HSG1 New Housing Development, UD2 Sustainable Design & Construction, M9 Car Free Residential Developments and UD7 Waste Storage of the Haringey Unitary Development Plan 2006 and the Councils SPG 1a 'Design Guidance, SPG 8b Materials, SPG10c Educational Needs Generated by New Housing and Housing SPD (2008). It is therefore appropriate to recommend that planning permission be APPROVED.</p>
<p>PC198.</p>	<p>283 HERMITAGE ROAD, N4 1NP</p> <p>The Committee considered a report, previously circulated, in respect of the planning application at 283 Hermitage Road N4 1NP. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities, and recommended that the permission be granted subject to conditions and a s)106 agreement.</p> <p>On a motion, seconded, it was:</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That determination of planning application HGY/2011/2138 be delegated to the Assistant Director for Planning, Regeneration and Economy. <p>Committee members were asked to forward any comments on this application directly to the Assistant Director.</p>
<p>PC199.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday 10 September, 19.00.</p>

COUNCILLOR ALI DEMIRCI

Chair

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Councillors: Basu, Christophides, Demirci (Chair), Erskine, Mallett, McNamara, Newton, Peacock (Vice-Chair), Reid and Schmitz

Also Present: Councillors Allison and Hare

MINUTE NO.	SUBJECT/DECISION
PC200.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Beacham, for whom Cllr Erskine was substituting, and from Cllr Solomon, for whom Cllr Newton was substituting.</p>
PC201.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>
PC202.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Schmitz declared a personal interest as he had discussed matters on the agenda in general terms with Cllr Allison, but had not discussed the merits or otherwise of any particular application.</p> <p>Cllr Demirci declared a personal interest as one of the applicants had spoken to him during the site visit, but they had not discussed any aspect of the application.</p>
PC203.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>
PC204.	<p>PRINCIPLES OF BASEMENT DEVELOPMENT</p> <p>Paul Smith, Head of Development Management, presented the report on the interim draft guidance for applicants in dealing with the submission of planning applications including basement development. Mr Smith advised the Committee that paragraph 1 of the report should be amended to read "For Planning Sub-Committee to consider and <i>note</i>...". Mr Smith advised that the list of appendices on page 7 of the agenda pack should be amended to include appendix 9 "CPG4 Basements and Lightwells" and appendix 10 "Barnet – Design Guidance No.5". Mr Smith advised that the report had been amended in respect of the mandatory conditions, such that the Hydrological and Hydro-Geological Condition as set out at paragraph 20, on page 27 of the agenda pack, would apply to applications of Type 2, as well as Types 3 and 4. Mr Smith advised that in relation to cumulative development, on page 29, the definition should read "where two or more basements adjacent to one another, or in close proximity, are proposed or already exist (including a nearby neighbouring street if the construction is close to a corner junction</p>

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where more than one site in any one street is under construction at any one point in time)”.

The committee asked whether there was any difference in the guidance relating to Basement Impact Assessment (BIA) between Haringey and Camden, when the special condition in relation to monitoring by engineer would be applied, and whether there was any guidance on whether a local authority could be sued in the event that someone’s land was damaged as a result of permission being granted for a neighbouring basement development. Allan Ledden, Legal Officer, advised that the relevant case was that of *Murphy v Brentwood District Council 1991*, where the House of Lords determined that there was no liability on the grounds that the loss caused was pure economic loss. Mr Ledden advised that the circumstances posited by the Committee were very similar, and that any such claim would be unlikely to succeed on the same basis. There was a range of other legislation in place to protect homeowners. Officers advised that the Haringey guidance was largely based on the Camden guidance, but that Haringey guidance did differ from Camden in respect of the information required at validation stage, as the Haringey guidance only proposed that a BIA was required at this stage for type 4 applications. This was on the risk-based assessment that all attached conditions needed to be satisfied before a development could proceed, and that requiring further information from applicants at an early stage for other types of application would be an additional financial burden on the applicants. Monitoring by Engineer was a condition which could be added where the Committee felt that this was required, and it was noted that this condition had been applied in respect of the Channing School application.

In response to a further question from the Committee, it was confirmed that hydrological and hydro-geological surveys would be based on trial holes on site as a minimum, and would not be purely desk-based. Marc Dorfman, Assistant Director, Planning, Regeneration and Economy, reported that for applications of type 4, a BIA would be required at validation stage. The Committee asked where information on existing basements in the area might be found, and Mr Dorfman advised that the planning and building control records were available for inspection, and that planning officers would be able to assist with any such enquiries.

The Chair permitted Gail Waldman from the Highgate Society and Professor Tony Wright, a local resident, to address the Committee on this item. Ms Waldman stated that the Highgate Society had raised issues regarding the impact of such development on neighbouring properties, and welcomed the suggestion that type 2 applications should now also be subject to hydrological and hydro-geological survey as a condition. Ms Waldman advised that the Party Wall Act was not intended to address issues of groundwater flow and soil erosion and should not be relied on for that purpose. Boroughs such as Kensington and Chelsea, Westminster and Camden had experience of the issues around basement developments and their impacts, and some boroughs were now considering the use of Article 4 direction in order to limit permitted development in respect of basement excavation. Ms Waldman urged Haringey to consider the adoption of such an Article 4 direction. With regard to safeguarding measures, Ms Waldman expressed concern as to how the Council would ensure such measures were maintained and certified. The

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Committee was reminded that, once planning permission was granted, it could not be rescinded and so it was essential to get this right. Ms Waldman suggested that, where conditions were applied to a planning permission, neighbouring properties should be provided with a copy of the BIA and any relevant technical documents for their information.

In response to questions from the Committee, Ms Waldman reported that the Article 4 direction she proposed was to limit permitted development in respect of basement excavations, which currently allowed excavation below the footprint of an existing property and up to 3-4m beyond the footprint without the need for any hydrological assessment. Mr Dorfman advised that the position of officers was that this was nationally-agreed permitted development and there was insufficient evidence to warrant the introduction of an Article 4 direction, although if evidence were to emerge officers would look into this further. With regards to sustainable drainage, Mr Dorfman advised that Government were looking into strengthening the regulatory regime and making SuDS compulsory. It was reported that other boroughs were considering the possibility of an Article 4 direction in relation to basements, but none had implemented this as yet.

The Committee asked about flood risk in Haringey, and it was reported that the highest risk was in the upper lee valley, in the east of the borough; analysis of flood risk in the borough was currently taking place, and Mr Dorfman confirmed that if any increased risk was identified as a result of this work, the guidance would be adjusted accordingly and there may also be a change in policy. It was reported that, as a result of the concerns raised, the consultants working on the flood risk and Water Management Plan had been asked to look specifically at the issue of basements as part of their research. The Committee asked whether it would be beneficial to ask for BIAs at the validation stage for type 3 applications, in response to which Mr Dorfman advised that the approach needed to be appropriate and risk-based; currently there was no evidence of significant risk associated with permitted development in respect of basements and concerns could be addressed by means of planning conditions, but if such evidence were to emerge, policy would be altered accordingly. It was noted that there had to be an appropriate balance between the need to support developments coming forward and the valid concerns regarding the impact of development.

Professor Wright addressed the Committee on the impact that basement development at a neighbouring property had had on his home; this had led to subsidence and soil erosion, and had caused significant damage to his property as a result. The changes to the ground water had led to water bubbling up in front of his house. Professor Wright advised that basement developments were not a problem in and of themselves, but that the impact on neighbours needed to be fully understood. Photographs of the damage caused to Professor Wright's property were circulated to the Committee.

In response to questions from the Committee, Professor Wright reported that the basement development in question had been 1-storey, but with a swimming pool then dug into the basement. It was confirmed that such a development, under this proposed guidance, would be classified as type 4 and would therefore require a BIA at validation stage, as well as relevant

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conditions. Professor Wright hoped that the proposed guidance note would help to ensure that such problems did not happen in the future.

The Committee noted that the guidance was intended as *interim* and would be reviewed and amended if circumstances were to change. Mr Dorfman confirmed that, as more information on this topic was gathered, this would be reported back to the Regulatory Committee and Planning Sub Committee as appropriate.

RESOLVED

That the draft guidance be noted as an interim measure for use by applicants and planning officers in determining planning applications for basement development in the borough.

PC205.

700-702 HIGH ROAD, N17 0AE

The Committee agreed to vary the order of the agenda to take the application for 700-702 High Road next.

The Committee considered a report, previously circulated, on the application for variation of condition 2 (plans and specifications) attached to planning permission HGY/2009/1122, to substitute existing drawings scheduled in the decision notice with revised drawings. The report set out details of the site and its surroundings, the proposal, planning history, relevant planning policy, consultation and responses, analysis, human rights and equalities issues, and recommended that permission be granted, subject to conditions and a variation to the current s106 Agreement. The Planning Officer gave a presentation outlining key aspects of the report, and advised that the architect had indicated that they would be amenable to using brickwork across the frontage, and taking references for detail from number 704 High Road. The wording of condition 17 reflected this.

The Committee asked about the Section 73 application, and it was reported that such an application could be made in respect of any planning permission and was a legitimate way of addressing issues. The Committee asked about the size of the windows on the Bromley Road frontage, and it was agreed that under condition 17 the local authority could look to maximise the window size. It was confirmed that waste storage would be at the rear of the property.

Mr Dorfman suggested that condition 15 be amended to make it clear that retail floorspace permission was for A1 use, and that in any case the premises was not to be used for a loan service or betting shop. Mr Dorfman suggested that an informative be added requesting that the applicant engage with the Council as to whether the ground floor units were proposed for retail, business or residential use.

In respect of conditions 3 and 4, it was suggested that Committee Members be invited to get involved in the process for approving the proposed materials.

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The Chair moved the recommendations of the report, including the proposed amendment to condition 15 in respect of approved uses and the additional informative, and it was:

RESOLVED

That planning permission be granted in accordance with planning application no. HGY/2012/0996 subject to a pre-condition that the owners of the application site shall first have entered into a deed of variation to the current s106 Agreement (attached to planning ref: HGY/2009/1122) and following completion planning permission be granted in accordance with drawing No's 1704/C/002, 100B, 101B, 103B, 110B, 120B, 121A, 130B, 151A, 152A, 153, 161A, 162A, 171A, 172A, 181A, 182A, 451A and 452A and subject to the following conditions, with the wording of condition 15 amended in respect of approved uses and an additional informative requesting that the applicant engage with the Council as to whether the ground floor units were proposed for retail, business or residential use:

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.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Notwithstanding the application plans, elevations and sections, fully annotated and dimensioned elevation and section drawings of the proposed front elevation to the High Road, at a scale of 1:20, illustrating the detailed design of all architectural features and facing materials, including design details of ground floor shopfronts, upper floors timber windows and their architrave surrounds, pilasters, cornice, parapet wall and coping, as well as the detailed design of the set back roof shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work.

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

5. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/samples to be submitted to, and approved in writing by 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. Details of proposed boundary treatment including all walls, fencing, gateways and means of enclosure shall be submitted to and approved in writing by the local planning authority prior to completion of the development hereby approved, such detailed work to be carried out as approved prior to occupation of the buildings.

Reason: To ensure a satisfactory appearance and to safeguard the visual amenity and appearance of the locality

7. Prior to occupation of the residential dwellings hereby approved a supporting statement demonstrating consistency with the submitted Energy Assessment, which indicates that at least 20% of the overall power generation to be from renewable sources, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any written approval given by the Local Planning Authority.

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

8. 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 where applicable, together with a satisfactory point of collection 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

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

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

10. The first floor windows shown on the rear elevation of the dwellings to face onto Argyle Passage/ Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority

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

11. The section of flat roof to the Bromley Road properties shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

12. Details of on-site lighting including within the site, shall be submitted to and approved in writing by the local planning authority prior to any work commencing on site. Such lighting as approved to be installed prior to occupation of the development, and permanently maintained thereafter

Reason: In the interests of safety, amenity and convenience.

13. No development shall take place until detailed site investigation outlining previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and thereafter these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

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 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.

15. The retail floorspace hereby permitted shall not be used for Class A3, A4 or A5 purposes within the Schedule to the Town and Country Planning Use Classes Order 1987 (as amended), or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure the retail floorspace associated with this development does not adversely affect the residential amenities of residents occupying the

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building or neighbouring residents.

16. 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

17. Notwithstanding the elevational treatments to the proposed houses on Bromley Road and Argyle Road shown on Drawings K/80/09/09 Revision A, 18 Rev A, and 19 Rev A, detailed drawings shall be submitted to the Local Planning Authority for approval, showing the use of brick to match adjacent properties, and detailing to include soldier arches and string courses, or reconstituted stone as appropriate.

Reason; In order that the development shall not detract from the character and appearance of the locality.

18. Before the development hereby approved is commenced, the developer shall enter into an agreement under S 278 of the Highways Act 1980 with the Local Highway Authority for works required with the removal of existing crossovers and reinstatement of footway as well as the creation of the new vehicular crossover associated with the car parking spaces along Bromley Road.

Reason; In order that the development may be carried out without harm to the safety and free flow of pedestrians and vehicles on the adjacent Highway Network.

19. 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; In order to safeguard any remains of archaeological interest which might occur within the site, given its position on the High Road, which follows the line of a Roman Road and saw extensive development during Mediaeval times.

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

INFORMATIVE: This permission is granted without prejudice to the necessity to obtaining consent under the Town & Country Planning (Control Of

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Advertisements) Regulations 2007.

INFORMATIVE: The applicant is reminded that an application for Conservation Area Consent for complete demolition is required in a Conservation Area under the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVE: You are advised that, in order to deal with concerns of the London Fire and Emergency Planning Authority regarding inadequate access from Fire Service vehicles, it may be necessary to install hydrants, dry risers, or sprinkler systems, and advice should be sought from the Fire Authority in this respect.

REASONS FOR APPROVAL

The scale, bulk, mass and design of the proposed residential blocks and dwelling units are considered acceptable and will achieve an acceptable relationship with adjoining buildings and will not adversely affect the residential amenities of adjoining occupiers. The design and treatment to the frontage onto Tottenham High Road will help improve the appearance of this part of the High Road as well as its vitality and viability. 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 Conservation Area. The development is considered to be consistent with Policies AC3 'Tottenham High Road Regeneration Corridor', UD3 'General Principles', UD4 'Quality Design', HSG9 'Density Standards', HSG1 'Dwelling Mix', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV5 'Alteration and Extensions in Conservation Areas', TCR1 'Development in Town and Local Shopping Centres' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG6a 'Shopfront, Signage and Security' and the Council's 'Housing' SPD.

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

PC206.

6A GRANGE ROAD, HIGHGATE, N6

The Committee considered reports, previously circulated, on the Planning and Conservation Area Consent applications relating to 6A Grange Road, N6. The reports set out details of the proposal, site and surroundings, planning history, relevant planning policy, consultation and responses, analysis and assessment, human rights and equalities issues, and recommended that the applications for planning permission and Conservation Area Consent be granted, subject to conditions. The planning officer gave a presentation on key aspects of the report, and responded to questions from the Committee.

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The Committee asked whether the proposed basement for the previous scheme, which went to appeal on the grounds of non-determination, had been of a similar size to the one currently proposed, and whether the Planning Inspector had made any comment regarding the basement element of the application. Mr Smith advised that the previous application had a basement of a similar size to the current proposal; the fact that the Inspector had not raised any issues in respect of the previous basement suggested that this had been considered acceptable. Mr Smith further confirmed that the Inspector had had information with regards to other basements constructed in the area and the issues raised by Professor Wright earlier in the meeting. The Committee asked whether it would be possible to mitigate against any issues that might be revealed by a hydrological survey, in response to which Mr Smith advised that measures could be taken as long as the issues were known and that this was why a hydrological and hydro-geological survey condition was proposed. It was unlikely that the outcome of a survey would mean that construction of a basement would not be possible.

The Committee asked further about whether it was possible for hydrological surveys to look at neighbouring properties to ensure all relevant issues were identified, and whether the authors of such surveys made firm recommendations or conclusions on the basis of their findings, or whether they presented the evidence and final conclusions were made by planning officers. Mr Smith reported that such surveys did take into account the impact of cumulative development in an area, and that any conclusions were made by the professional who was qualified in relation to basement issues, and not planning officers. If the Council were to have concerns regarding a surveyor's professional qualifications then it would be open to them to challenge their findings with an independent survey of its own, but this would be in extraordinary circumstances only. Mr Dorfman suggested that in order to address any concerns, an informative could be added highlighting those concerns, an additional condition could be imposed requiring construction to be monitored and a further condition could be imposed in respect of cumulative effects, with suggested wording along the lines of "No work shall be carried out on the site until a detailed report examining the cumulative impact of all basements granted planning permission, built and not built, and all permitted development basements built, with regard to ground water flow, land stability, surface water flooding in Grange Road and the necessary mitigating construction methods and the extent of studies to be agreed by the local authority".

The Committee asked about the impact of the proposed development on the conservation area; it was reported that this application differed in design from the previous proposal and was of a more 'traditional' design in order to fit in with the character of existing properties on Grange Road. Mr Ledden advised that the requirements in respect of conservation areas were that the building should preserve and/or enhance the conservation area; the impact could be neutral and did not need to make a positive contribution.

The Committee asked about how potential issues in future could be managed, for example where there may be issues arising in respect of mitigating construction measures for basement developments. Mr Ledden advised that construction of the development would only be able to commence once it was

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confirmed that a professional with expertise in this field was satisfied that no harm would result from the development. Were such satisfaction not obtained, the entire development could not proceed and a new application would be required. In response to a question regarding whether residents of neighbouring properties would have the opportunity to participate in the production of the professional report, Mr Ledden advised that the condition would be satisfied by the submission of an expert's report and that this submission would be a formal record which anybody would have the right to consult. It would be expected that neighbours would be consulted.

At 9:30pm, the Committee agreed to suspend standing orders in order to conclude the application under discussion. It was confirmed that items 15 and 16 would be the only remaining items considered on the agenda.

Carolyn Purves, resident at the neighbouring property, addressed the Committee in objection to the application. Ms Purves advised that 6A adjoined her property at ground floor level, and had access to the rear of her property. Mr Purves advised that she had not objected to any of the previous applications for extensions at the site, but that this particular application represented a significant extension of the building lines at the upper-floor and basement levels; this would cause drainage problems and place additional load on the party wall, and she had obtained professional advice that the development could lead to an artesian well forming below her kitchen. No BIA had been produced, or an assessment made of the cumulative impact of the development, despite the scale of the proposal. Ms Purves stated that the fact that the Planning Inspector had made no comment in respect of the basement could not be taken as approval, as the Inspector had only been required to consider the above-ground elements of the previous application. The current application was still not in line with the previous appeal decision, and the Committee was asked not to approve it.

The Committee asked about the professional advice that had been received with regards to the hydrological and hydro-geological impact of the basement, and it was confirmed that this had been on the basis of a desktop assessment by a professional who was qualified in this field. In response to questions regarding whether this application would qualify as a type 4 application, Mr Dorfman advised that, since the interim guidance had been agreed by the Committee earlier in the meeting, there would be a transitional period where some applications categorised as type 4 would be coming forward, and which would already been validated prior to the requirement for a BIA at the validation stage. Future applications submitted would be subject to the guidance now in place. Mr Smith confirmed that this application would constitute a type 4 application. Mr Ledden advised that paragraph 8.5.2 of the report addressed the concerns regarding the lack of hydrological survey, and outlined why it was felt that this issue could be addressed by the addition of a conditions in this case. It was noted that the proposed conditions would have the same effect as a BIA and the surveys required would need to be of an equivalent standard to a BIA. The surveys would identify any issues, along with any design or construction measures necessary to mitigate against these.

Mr Dorfman advised that the procedures in place would ensure that, during

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this interim period as well as in future, the concerns raised would be fully and professionally assessed and that, were any issues identified that could not be satisfactorily addressed by mitigation, a development would not be able to proceed. There was not felt to be any risk as a result of following the appropriate procedures. In response to concern raised by the objector that issues of such complexity ought to be fully resolved before the principle of planning permission was granted, Mr Ledden advised that it was usual for issues to be addressed by means of conditions limiting the commencement of construction until such time as those conditions were satisfied, and that this was a fully enforceable approach. The Committee asked Ms Purves if she had any comments on other aspects of the scheme other than the basement, in response to which Ms Purves stated that she did not believe that the Planning Inspector's findings had been addressed, that the building extended excessively at the front and at the back, that the proposal was overbearing, that there were issues with the design details, the proposed building was too large for the site and would crowd the street-scene; Ms Purves concluded that she did not feel that the proposal could be granted as applied for.

The Committee considered the issue of the risk that measures put in place to mitigate against hydrological or hydro-geological issues might not last indefinitely, and asked whether there was any scope for adding a condition that, once the professional report had been obtained, the matter could be referred back to the Committee for determination of whether the scheme should go ahead or not. Mr Ledden advised that officers were experienced in dealing with a range of professional reports and applied an appropriate level of scrutiny, but where a report had been prepared to an acceptable standard by a qualified professional, it would be highly exceptional for the conclusions of that report to be challenged. As a solution, Mr Dorfman suggested that for all such applications in the Highgate area, a cumulative impact condition – as proposed earlier – should be applied.

Dr Susan Rose, Chair of the Highgate CAAC, addressed the Committee in objection to the application on the grounds of its impact on the conservation area. Dr Rose advised that Grange Road fell within the Bishops section of the conservation area, which was characterised by large houses on ample plots. Under section 12 of the National Planning Policy Framework (NPPF), there was a requirement to consider the preservation and enhancement of the historic environment, including conservation areas, and this report did not appear to take that into consideration. The development had to be considered within the context of its setting, and there was no question that this would affect the setting of the neighbouring properties. Dr Rose concluded that the design itself was unsatisfactory.

The Committee asked Dr Rose to comment further on the concern that the proposal was too large for the plot, in response to which Dr Rose advised that the effect created as a result of this development would be that of a terrace between the two houses and would therefore be contrary to the character of the conservation area. In response to a question regarding the variety of the existing buildings in the vicinity, Dr Rose stated that the existing property at 6A was a modest building, but that the proposed building would be dominating and overbearing and would affect the setting of neighbouring properties, contrary to the NPPF. Mr Ledden indicated to the Committee that

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paragraphs 8.3.1 to 8.3.6 of the report addressed the issues regarding the impact on the conservation area.

Cllrs Allison and Hare, Ward Councillors, addressed the Committee in objection to the application. Cllr Allison advised of other basement developments in the area which had encountered problems as a result of hydrology and that there were major concerns with regards to cumulative impact. Cllr Allison felt that this scheme did not differ from the previous application in terms of scale and massing and that it felt overbearing. The proposal was felt to be contrary to the policies set out in the UDP and as a combination of contemporary design and pastiche, was seen as a 'mish-mash' of styles with little architectural merit and out of keeping with the conservation area. Cllr Hare indicated that the Planning Inspector's lack of comment on the basement aspect of the previous proposal was not relevant. Cllr Hare noted that the proposed basement would 'wrap around' the party wall and affect subterranean groundwater flow as a consequence, the shape of the basement, as an L-shape, was felt to be of particular concern. The basement would divert water flow to neighbouring properties, and would cause potential issues of wetness and flooding for the property at number 8; Cllr Hare felt that the potential risk of damage to the neighbouring property was too great to take a chance on, and that a smaller application might be more appropriate on this site. Cllr Allison concluded by saying that she did not believe that the Committee had sufficient evidence to be able to take a decision and to be confident that the application would not result in harm.

The Committee asked how the proposal compared with neighbouring properties, in response to which Cllr Allison reported that it was bigger, and extended further across its plot. The Committee asked for clarification on the projection of the building at ground floor level, and how this compared with the neighbouring property at number 8; Mr Smith advised that this would be examined in closer detail when the Committee went to look at the drawings.

Mr Howard Carter, the applicant, addressed the Committee. Mr Carter advised that there was a long planning history at the site, and that they had worked hard to address previous issues. It was reported that there were no objections to the principle of constructing a replacement house on the site, as the existing building was tired and did not currently sit well within the conservation area. Replacing the property could only enhance the area as a consequence. Neighbouring properties had been improved and extended over the years, which was why the existing property appeared smaller by comparison. Any new building on the site would need to be larger, otherwise it would not look right. With regard to the 2010 decision of the Planning Inspectorate, the Planning Inspector had looked at every aspect of the scheme proposed at that time, and had raised very few issues; the application had only been rejected on the grounds that the gap between the neighbouring property was not preserved and on the bulk at the rear of the proposed scheme. Mr Carter reported that the properties in Grange Road were large, and that although the plot of 6A was smaller than some others, the proposal would not feel out of scale with neighbouring properties.

While the Planning Inspector had felt that a modern design would be acceptable at this site, on the basis of the eclectic nature of buildings on

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Grange Road, Mr Carter stated that they had been struck by some of the comments made at the time and had amended this application to a more traditional design as a consequence. It was fair to say that the front of the property was traditional, with a more modern design to the rear, but this was the pattern of many properties on the street; it was reported that the front was modelled on the Victorian villas on the other side of the street in order to maintain some architectural theme in the area. Although the Planning Inspector had been happy with the previous proposed roof and balcony design, it had been felt that a pitched roof and smaller balconies would be more appropriate by the applicant, and the design had been adjusted accordingly.

With regard to the basement, no guidance had been available at the time the application was submitted, but the applicant was conscious of the issues, although basement problems were very rare, and as a homeowner had no interest in constructing a building that would fail. The design and access statement proposed similar conditions to those discussed in relation to hydrological and hydro-geological surveys with full testing and leading to engineering solutions for the design of the basement. Mr Carter advised that he would be very happy to accept any such conditions, as these seemed perfectly appropriate, and that he fully understood that all surveys and proposed solutions would have to be to the satisfaction of the local authority; in the event that the local authority did not agree, Mr Carter accepted that the development would not be able to go ahead and would be happy to accept an informative to that effect.

The Committee asked Mr Carter about paragraph 15 of the appeal decision and the reference to the 'set back elements of the ground and first floors of the front elevation' which would 'go some way to reduce the perceived bulk of the building', and why the current proposal was not set back, but projected forwards. Mr Carter felt that the Inspector had been describing that the previous proposal had been set back from the ground floor to first floor level; the current scheme was not as close to the neighbouring property in order to preserve the gap between them, and the third floor was now under a pitched roof in order to reduce massing, compared with the previous scheme. The Committee asked how the current proposed basement compared with the previous scheme, and Mr Carter reported that this was almost identical, although as a result of different construction methods it would be very slightly wider and the length had been adjusted to include the bay windows. The Committee asked about the suggestions made that 6A should be a smaller house, in response to which Mr Carter advised that he did not agree; the property had originally been an infill between two smaller cottages, which had then themselves been extensively extended and rebuilt.

The Committee asked about the concerns raised with regard to the basement, in response to which Mr Carter advised that at least six basements had been granted permission and were being built in the immediate vicinity of this site; all of these were type 4 and most, if not all, were larger than this proposal as the plot sizes were larger. Mr Carter acknowledged that this application had been submitted at a time of change and supported the process suggested; he had no objection to accepting the conditions proposed and had he submitted the application under the new guidance, he would have been happy to comply

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with those requirements.

The Committee asked about the design of the current scheme, when the Planning Inspector had preferred the principle of a modern design on the site; Mr Carter advised that the Inspector had commented on the scheme before him at that time, which had been for a modern house. Comments made by other parties at that time had suggested that a traditional approach would be more suitable for the area, and the present design responded to those comments.

The Committee examined the plans and drawings relating to the application.

Mr Ledden addressed the Committee in respect of the Planning Inspectorate decision letter, previously referred to in discussion. Mr Ledden clarified that this had been in respect of an appeal for non-determination, so the Inspector had approached the application as though he were determining whether permission should be granted or not, in the same way as the Committee or planning officers would. The Inspector would therefore have considered all elements of the scheme and it could not be said that he did not consider the basement. This was a material consideration for the Committee. In response to a question from the Committee, Mr Ledden advised that the Inspector's decision would have been based on written representations, but that he would have been aware of all of the issues raised.

The Committee asked officers whether it would be possible to include View Road in the condition relating to the cumulative impact, and it was agreed that this would be possible.

The Chair moved the recommendations of the report, with the additional conditions in respect of construction monitoring and cumulative impact assessment (to include View Road), and an additional informative in respect of the concerns raised regarding the potential impact of basement developments, and on a vote it was:

RESOLVED

That application HGY/2011/2236 be granted, subject to the conditions set out below, additional conditions in respect of construction monitoring and a cumulative impact assessment, to include View Road, and an informative highlighting the concerns raised in respect of the potential impact of basement developments.

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.

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2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 2008, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

5. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

6. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:

- i) The phasing programming and timing of the works.
- ii) The steps taken to consider the cumulative impact of existing and additional basement development in the neighbourhood on hydrology.
- iii) Site management and access, including the storage of plant and materials used in constructing the development;
- iv) Details of the excavation and construction of the basement;
- v) Measures to ensure the stability of adjoining properties,
- vi) Vehicle and machinery specifications

Reason: In order to protect the residential amenity and highways safety of the locality

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7. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding

8. The site or contractor company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on the site.

Reason: In the interests of residential amenity

9. No work shall be carried out on the site until a detailed report, including Risk Assessment, detailing management by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor 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 protect the amenities of adjoining properties.

10. 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.

11. A detailed report by an appropriately qualified person, concerning the effects of the proposed basement on combination with any existing basement structures in the vicinity as outlined in the Council's Draft Guidance on Basements excavation be submitted to and approved by the LPA prior to the commencing of works. The agreed details and mitigations to be implemented and carried out to the satisfaction of the LPA during the construction process.

Reason: In order to protect the amenities of the adjoining residents in relation to safety of construction and noise, nuisance and disturbance.

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing

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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.

REASONS FOR APPROVAL

The proposal is approved on the grounds that the proposed dwelling has been designed to overcome the previous reasons for refusal and has taken the approach to have a more traditional two-storey pitched roof design on the front elevation and been designed to retain the existing gap and to have little or minimal impact on the adjoining properties and the area. The proposed dwelling given the context of the area and road would not adversely affect the character and appearance of the Highgate Conservation Area. The proposed dwelling is less cubic in form and less bulky to the previous proposal and therefore takes on the concerns of the Planning Inspectorate. On balance it is considered that the proposal is acceptable and in accordance with Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', HSG1 'New Housing Development' and SPG2 'Conservation & Archaeology' of the Haringey Unitary Development Plan.

Section 106: No

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

PC207.

6A GRANGE ROAD, HIGHGATE, N6

The Chair moved the recommendations of the report and on a vote it was:

RESOLVED

That Conservation Area Consent application HGY/2011/2237 be granted, subject to conditions:

Conditions:

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2. The demolition hereby permitted shall not be undertaken before a contract

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for the carrying out of the works of redevelopment of the site has been made and full planning permission has been 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 demolition of the building on this site is acceptable in principle as it makes a limited contribution on the character and appearance of Highgate Conservation Area. Subject to conditions, demolition is acceptable and accords with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, Policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.

Section 106: No

PC208.

NEW ITEMS OF URGENT BUSINESS

As no objectors had attended to speak on the following items, the Committee agreed to delegate the following applications to officers:

Bracken Knoll
31 Sheldon Avenue
17 Denewood Road
26 Lordship Lane

In response to concerns regarding delegating these items, Mr Smith advised that the items on Bracken Knoll, 31 Sheldon Avenue and 17 Denewood Road would have usually been dealt with under delegated powers but had been brought to Committee as the planning issues involved related to those covered under the interim guidance note relating to basement developments. In line with the now agreed interim guidance, all the appropriate conditions would be applied as necessary to these applications and in fact for several of the sites technical information such as survey data had already been submitted. The Committee noted that it would not be good practice to make a habit of running out of time at meetings and delegating the remaining items, and that this should be avoided in future. The Committee requested that the discretionary condition in respect of construction monitoring should be applied to any such basement application delegated to officers, and it was agreed that this would be implemented.

With regard to the application in respect of Ridgefield, Courtenay Avenue, it was reported that this application had gone to appeal for non-determination. The Committee considered the application and indicated that, had the application come before them for determination prior to the appeal being lodged, they would have been minded to grant permission, in line with officers' recommendations.

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	<p>The remaining applications in respect of 54 Sheldon Avenue and 12 Denewood Road would be brought back for consideration by the Committee.</p>
PC209.	<p>DATE OF NEXT MEETING</p> <p>Monday, 10 September 2012, 7pm.</p> <p>The meeting closed at 23:25hrs.</p>

COUNCILLOR ALI DEMIRCI

Chair

Planning Committee 10^H September 2012

Item No.

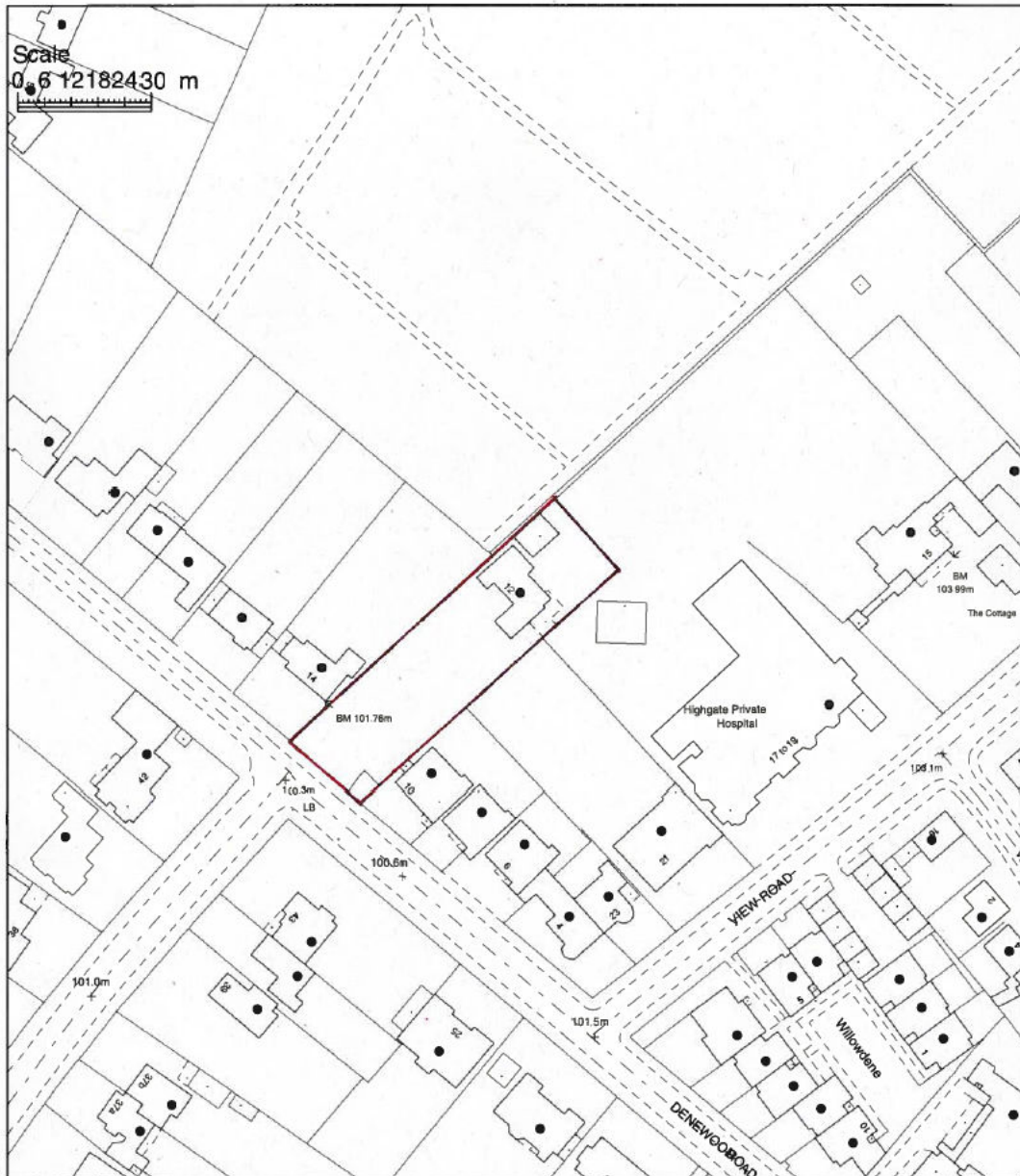
REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2284		Ward: Highgate
Address: 12 Denewood Road N6 4AJ		
Proposal: Demolition and rebuilding of existing dwelling with basement floor and erection of a new two-storey house with basement floor to the front of the site (AMENDED DESCRIPTION)		
Existing Use: Residential		Proposed Use: Residential
Applicant: Evaltis Ltd		
Ownership: Private		
DOCUMENTS		
Title		
Design Statement		
Arboricultural Assessment		
Arboricultural impact Assessment		
Desk Study& Basement Impact Assessment		
PLANS		
Plan Number	Revision	Plan Title
390-000		Proposed Rear House Elevations
390-010		Existing Site Plan
390-011		Existing Floor Plans
390-310		Existing Elevations
390-001	A	Proposed Site / Roof Plan
390-003		Proposed Ground Floor Plan – rear house
390-005		Proposed Floor Plan – front house
390-006		Proposed Ground Floor Plan – front house
390-300		Proposed Front House Elevations
390-301		Proposed Rear House Elevations
390-302		Proposed Rear House Elevations
390-303		Proposed Font House Artists Impression
390-304		Proposed Rear House Artists Impression
		Tree constraints plan
Case Officer Contact: Matthew Gunning P: 0208 489 5280 E: matthew.gunning@haringey.gov.uk		

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	<ul style="list-style-type: none"> • Principle of an additional residential dwelling on the site • Design and form (replacement and new dwelling) • Layout, size and quality of residential accommodation • Impact on the conservation area/ streetscene • Impact on residential amenity • Impact on trees • Subterranean development • Transport and parking • Sustainability • Planning Obligations
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	Appendix 1: Comments on objections
<p>SUMMARY OF REPORT: The proposal is to effectively rebuild the existing property located to the back of the site in a contemporary style and to erect a new house at the front of the site. The new house would pick up the established building lines along this stretch of the road and be of a contemporary architectural style i.e. two storey with a flat roof. Both houses would have basements. The houses would share an existing crossover and access way located along the south-eastern boundary of the site. The position, scale, mass, detail and alignment of the proposed replacement dwelling to the rear of the site and new dwelling to the front of the site have been carefully considered. Given the presence of a previous building to the front of this site the proposal will in effect reinstate a street frontage to this plot. The design of this proposed front dwelling while of modern design and materials will add to the diversity of architectural styles found along Denewood Road. This building will complement the other two-storey flat roofed buildings found along the street. The positioning of this building provides sufficient gaps between buildings as well as protecting trees and greenery along the side and front boundaries of the site. As such the proposal achieves an acceptable relationship with Denewood Road and will preserve the character and appearance of this part of the Conservation Area. Sufficient information</p>	

has been submitted with the application to demonstrate that it would be unlikely to cause harm to the built and natural environment and local amenity and also be unlikely to result in flooding or ground instability. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. The proposal is considered to be in accordance with National, London and adopted Haringey Unitary Development Plan policies and adopted Supplementary Planning Guidance

1.0 SITE PLAN



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Site plan
12 Denewood Road, Highgate, N6 4AJ



**Directorate of
 Place &
 Sustainability**

Lyn Garner
 Director
 Place & Sustainability
 River Park House
 London N22 8HQ
 Tel 020 8489 1000
 Fax 020 8489 5220

	Drawn by	MT
	Scale	1:1250
	Date	20/08/2012

2.0 IMAGES



Proposed Site Layout



Existing Elevations – Rear House



Proposed Elevation – Rear House



Proposed Elevation – Front House



Existing & Proposed View from Stormont Road

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is located on the north eastern side of Denewood Road and consists of an existing two-storey building well set back from the road. The application site is 80m long and 23m wide and has a site area of 0.17 hectares (0.41 acres).
- 3.2 Denewood Road comprises of individual houses of varied architectural styles and scales set within their own grounds. The road stretches in a south-west – north east direction. The road itself is narrow and there are many trees in gardens and overhanging wide grassy verges with no defined kerb, which gives the road the appearance of a country lane. On the eastern side beyond Stormont Road the houses were built after 1920, with the other side being earlier. On the northern side of the road a few large houses were developed by Quennell Number 18 shows both Georgian and Arts and Crafts influences with Classical overtones in the gables over the bay windows.
- 3.3 Several modern houses also fit nicely into the street scene. Numbers 6, 8, and 10 are 1970s houses. They are of a moderate scale and are softened with good planting. Some higher density more recent developments are located on the northern side of Denewood Road, namely Willowdene – a small estate of 10 town houses
- 3.4 The existing house is a two-storey brick building originally built in the 1960s and subsequently extended in the 1980s. The building has an L shape which in part encloses a courtyard area, which is accessed via an opening in the building facade. Vehicles can access the courtyard area via a hard surfaced driveway running along the south-east edge of the site. The boundaries of the site are well screened by the presence of dense evergreen foliage and a number of mature trees. The rear of the site adjoins Highgate Private Hospital to the right and allotment gardens to the west.
- 3.5 The application site falls within Highgate Conservation Area.

4.0 PROPOSAL

- 4.1 The proposal is to effectively rebuild the existing property located to the back of the site in a contemporary style and to erect a new house at the front of the site. The new house would pick up the established building lines along this stretch of the road and be of a contemporary architectural style i.e. two storey with a flat roof. Both houses would have basements. The houses would share an existing crossover and access way located along the south-eastern boundary of the site. The existing tarmac surface is to be replaced with a more permeable gravel finish. It is proposed to maintain all trees intact and to retain the existing boundary treatment including brick / hedge boundary at the front of the site.

5.0 PLANNING HISTORY

- 5.1 Planning Application History

OLD/1965/0165 - Erection of house & garage & demolition of existing house. – Approved 24/12/1965

OLD/1966/0175 - Erection of house & garage & demolition of existing house – Approved 19/05/1966

OLD/1981/0327 - Erection of a single storey front and two storey rear extension. – Approved 31/03/1981

OLD/1981/0328 - Erection of single storey front extension construction of flat roof to form car port and installation velux roof light. – Approved 27/10/1981

OLD/1984/0304 - Erection of extension at first floor level and installation of patio doors at ground floor – Approved 04/09/1984

5.2 Planning Enforcement History

None

6.0 **RELEVANT PLANNING POLICY**

6.1 National Planning Policy

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The proposed development is considered to be consistent with the Framework which seeks to approve proposals that accord with the local development plan. The NPPF has at its core a strong presumption in favour of sustainable development.

6.2 London Plan 2011

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments

6.3 Unitary Development Plan

G1 Environment
G2 Development and Urban Design
G3 Housing Supply
UD3 General Principles
UD4 Quality Design
HSG1 New Housing Development
HSG2 Change of Use to Residential
HSG9 Density Standards
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines

CSV1 Development in Conservation Areas

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
 SPG2 Conservation and Archaeology
 'Housing' SPD October 2008
 SPG8b Materials
 SPG9a Sustainability Statement

6.5 Other

Haringey Local Development Framework – Draft Core Strategy (Submitted for Examination March 2011)
 Haringey Draft Development Management Policies (Published for Consultation May 2010)
 Haringey 'Draft Supplementary Planning Document on Sustainable Design and Construction'
 Mayor of London 'London Housing Design Guide' 2010

7.0 **CONSULTATION**

Internal	External
Ward Councillors Transportation Group Conservation Building Control Trees	<u>Amenity Groups</u> Highgate Society Highgate CAAC <u>Local Resident</u> 4 to 10, 14-26, 15-25 Denewood Road 26-42, 31-43 Stormont Road

8.0 RESPONSES

Arboricultural Officer

- 8.1 It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site
- 8.2 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Highgate Society

- 8.3 The Society object to the application on the following grounds:

1. The proposals seek to create two separate residences on a single residential plot which would create an unacceptable precedent for the area. Whilst the site is large and deep, it is not uncharacteristically so, and the same development pattern might be sought on neighbouring and nearby plots. The proposals essentially seek permission for backland development, which, if granted, would bring about a sharp deterioration of the environmental quality of the area by doubling residential density and simultaneously reducing open, green space.

2. In the context of demolishing what appears to be a perfectly wholesome existing residence, and its replacement with two houses, there can be no sensible justification for the proposals as an enhancement of the Highgate Conservation Area. The proposals show that historically (from ca. 1915 - 1974) the residence at 12 Denewood Road was located at the front of the property towards the street. The historical surveys also show that there was always only one residence on the plot

3. Adding an additional house to reinforce the 'historical street frontage' does little to complement the setting and character of the adjacent houses and the wider streetscape. In fact, the current green gap between no. 10 and 14 adds a sense of openness to the street at the junction of Stormont and Denewood

Roads. The proposed development is contrary to Haringey's policies for this part of the Conservation Area, which protect the open character of the area and the green landscaping of the gardens. The proposal would have a significant negative impact on the character of Denewood Road by replacing the existing open garden towards the street with built form.

4. New and very large basements are proposed beneath both the front and rear houses. No sectional drawings have been submitted to show the depth of these basements. The basement under the rear house presumably requires additional excavation to form a pool, which in effect makes this a double basement. This site is in an area with known underground watercourses and surface water flooding. It is imperative that this site needs to be looked at in the context of other basements proposed for the area. The Highgate Society is presently aware of approximately thirteen applications for large basements being considered by Haringey within the Denewood Road / View Road / Grange Road / Broadlands Road / Stormont Road area. If permitted, these proposed basements and double basements will have a highly damaging impact on many properties in the area from the consequential diversion of the many springs and streams which exist. Several developments currently being implemented have already hit ground water problems. The Highgate Society maintains that no permissions should be given without a detailed hydrological report which not only assesses the impact of the development on neighbouring properties, but which takes into account cumulative impact(s) should other nearby developments being proposed be permitted. Additional deep basements should not be permitted in the area unless it can be demonstrated they will not exacerbate any groundwater problems, to the detriment of neighbours, who must be given the opportunity to comment.

5. The proposals will cover an extensive area of front garden with new construction, which reduces open green space. Given the size of the plot it should be possible to redevelop a single residence on the site which retains all existing mature trees and retains the openness of the street frontage.

6. The Highgate Society recognises that this area of Denewood Road is an eclectic mix of architectural styles, and provided that the scale and context of the existing streetscape is respected, a modern style would be preferable to a historical pastiche. While we support this design approach, the scale of openings and choice of materials might benefit from more study.

The Highgate Society has objected to the above applications but since then we have become increasingly concerned at the cumulative affect of a number of large house and basement developments on the Conservation Area and the hydrology of the area. The scheme does nothing to enhance the Conservation Area..

Highgate CAAC

- 8.4 Although the application does not make this clear this is in fact an unacceptable piece of backland development cramming 2 houses on the site in a way which goes against adopted policies for the Conservation Area. In no way does it

enhance the Conservation Area. Furthermore although a hydrological survey has been provided this raises some important issues which must be satisfactorily dealt with before any planning permission is granted. Again no Construction management plans are included for this considerable building operation in a residential area

Waste Management

- 8.5 This proposed development will require a standard kerbside collection full set consisting of 2x 240L refuse wheelie bins and 2x 240L recycling wheelie bins. The waste storage area for this development will need to be of suitable size to store 4x 240L wheelie bins. The plans do not show the location of the waste storage area. The waste storage area will need to be at the front of the property within 25 metres from point of collection.

Local Residents

- 8.6 Letters of objection have been received from the residents of the following properties – No's 10, 14, 16, 18, 20, 22 Denewood Road, 43 Stormont Road, and are summarised as follows:

Character and appearance

- Overdevelopment of the site / contrary to SPG3c Section 7.3 “The Council will normally refuse planning permission on undeveloped open green backland space in conservation areas because of the positive contribution such spaces make to the character and appearance of conservation areas”;
- Proposed front house is too big for the plot;
- Loss of openness, greenery, garden;
- Harm to the character and appearance of the Conservation Area;
- Impact on street scene;
- An additional modern front house as submitted would be highly visible in its impact on the street scene and out of keeping with the Conservation area;
- Garden at no 12 makes a positive contribution to the semi-rural and open aspect of the area where Denewood and Stormont meet and the proposed front house would detract from this outlook both because of the increased development and because of the design of the proposed house;
- The proposed house will not complement the No 14 and will damage the smooth transition from the traditional to the modern;

Environmental Issues

- Basement – a site investigation has not been carried out;
- Adverse effect on the flow of ground water / flooding to neighbouring gardens and possible subsidence of buildings;
- Underground watercourse running roughly along the course of Denewood Road and the proposed basements (particularly that of the front house) are likely to have a serious impact in this regard;
- Decreased recharge to underlying aquifer;

- Excavation may lead to structural damage to neighbouring properties;
- Damage to mature trees (including a Eucalyptus, Oak tree);

Amenity Issues

- Balcony will affect the privacy in neighbouring bedrooms and gardens;
- Building will project far behind No's 14 & 16
- Impact on views

Other

- Precedent for development;
- Plan/ elevations have no dimensions/ levels of clear indication of building location;
- No clear demarcation between properties;

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

9.1 The main issues in terms of this application are considered to be;

- the principle of an additional residential dwelling on this site;
- design and form of the replacement dwelling and new dwelling;
- layout, size and quality of the residential accommodation;
- impact on the conservation area/ streetscene;
- impact on residential amenity;
- impact on trees;
- basement development;
- transport and parking;
- sustainability;
- planning obligations.

Principle of a residential dwelling

9.2 The recently published NPPF provides guidance on decisiontaking and in particular, introduces a presumption in favour of sustainable development, but at its heart contains a number of core planning principles that should be adhered to. In particular this includes encouraging the effective use of land by reusing land that has been previously-developed, and to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.

9.3 The NPPF provides a definition of 'previously developed land' namely "land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure...." which excludes private residential gardens 'in built-up areas' from the definition. Although private gardens remain excluded from this definition, the NPPF does not rule out any development of residential garden land. The change in the definition of 'previously developed' land is intended to remove the in-built

presumption in favour of development of garden sites, which was previously applied to all 'brownfield' land within the earlier PPS 'Housing' policy statement.

- 9.4 In the case of the application site in question is it located within an established residential road with a variety of housing types and forms, ranging from early 20th century to some modern houses. In this particular case the frontage of this site previously accommodated a house (as of the OS Map of 1915) which was demolished in the 1970s. This house represented one of the first houses to be built along this road (in between 1896 & 1915). The presence of a house to the front of the site would therefore reinstate a street frontage.
- 9.5 Given the specific circumstances and history associated with this site it is not felt that the approval of consent for the subdivision of this plot will set a dangerous precedent. Officers would point out that each application has to be assessed on its own merits, having regard to the individual site in question. It is noted that the pattern of development along this side of Denewood Road has arisen from the subdivision of larger plots.
- 9.6 As discussed further on in this report the design and form of the building, in addition to its siting behind mature landscaping, responds successfully to the character of the site.

Design, Form & Layout

- 9.7 The NPPF states that "the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".
- 9.8 NPPF paragraph 58 goes on to say that planning decisions should ensure that developments: will function well and add to the overall quality of the area, establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit, respond to local character and history, and reflect the identity of local surroundings.
- 9.9 UDP Policy G2 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". Similarly policy UD4 "Quality Design" states that any proposal for development will be expected to be of high quality design. The spatial and visual character of the development site and surrounding area/street scene should be taken into account and positively address urban grain and enclosure; building lines; form, rhythm and massing; layout, height and scale; landforms, soft and hard landscape, trees and biodiversity; fenestration; architectural style, detailing, materials; historic heritage; living frontages and public realm; identified local views; designing out crime and walkability. SPG1a "Design Guidance" supports the intent of policy UD4.
- 9.10 The new house to the front of the site will be of a contemporary form and will comprise of two principal storeys. The height of the proposed dwelling

sensitively matches that of neighbouring buildings and aligns with the established front and rear building lines. The new house will largely sit parallel to Denewood Road but at a slight angle with the side boundaries with No 10 and 14, given the slightly irregular shape to the site.

- 9.11 The building will complement the other two-storey flat roofed buildings found along the street (No's 6, 8 & 10). It is accepted that the success of such a built form relies on high quality materials used, and as such if approved a condition will be applied requiring a comprehensive materials sample to be submitted to the LPA. The exterior of the building will be faced in slate cladding, render (white and colour) with dark metal framed windows and timber doors.
- 9.12 The replacement house to the rear of the site largely follows the footprint and bulk of the existing house, however of a contemporary flat roofed design. This building will have a strong horizontal emphasis with the same facing materials to that of the front dwelling. As per the existing house the new house will partly frame an internal courtyard space.
- 9.13 The modern design and choice of materials in this case is considered appropriate given character of this road and the character and appearance of this part of the conservation area. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design'. CSV1 'Development in Conservation Areas' and SPG1a 'Design Guidance' and SPG2 'Conservation & Archaeology'.

Layout/ standard of accommodation

- 9.14 The replacement dwelling will have a footprint of 335 sq.m with a gross internal floorspace of 545sq.m plus basement of 300 sq.m. This dwelling will have 6 bedrooms. The basement floor to the rear house will sit below part of the footprint of the existing house and courtyard area. The basement will accommodate a swimming pool, home cinema, gym area in addition to plant room and storage space.
- 9.15 The dwelling to the front of the site will have a footprint of 165sq.m and a gross internal floorspace of 275sq.m and 100 sq.m. The house will have living room accommodation at ground level with 4 bedrooms at first floor and a basement floor which sits below part of the footprint of the house (accommodating a cinema and play room and storage space).
- 9.16 The residential units are well in excess of the floorspace minima for four-bedroom plus dwelling as set out in the Council's Housing SPD and the London Plan. Both properties would comply with life time home standards.
- 9.17 A plan has been submitted showing the intended dividing line between the replacement and additional house. The new house would have a garden depth of 10m while the replacement house will have a terrace and garden area to the front. The front houses will have an amenity space 300 sq.m while that of the rear houses will be 310 sq.m (excluding the rear courtyard which measures 185m²).

- 9.18 The cumulative amount of floorspace created as a result of the development represent a sizeable increase when compared to the existing one dwelling on site. However, when measured in the context of the number of habitable rooms per hectare (measured at 112), the scheme falls below the housing density requirement of the London Plan (150-200 hr/ha for suburban locations). Given this part of the Denewood Road, which sit next to the junction of View Road, has a higher density in comparison to the streets to west of the application site, it would be difficult to justify refusal on such grounds. Along the part of Denewood Road and View Road there are notable example of plots being sub divided.
- 9.19 Overall this new dwelling will provide a high standard and quality of accommodation for future occupiers.

Impact on the character and appearance of the area

- 9.20 The site is not within an area of uniformity in terms of buildings heights and styles, rather its attraction seems to lie in the varied styles, scales and typologies of the buildings. The site in question represents a dividing point between the more traditional style houses found further along this north-west side of Denewood Road and the modern houses immediately to the south-east of the application site. There is a clear separation between these building typologies (traditional two-storey brick built with accommodation within their roofspace and modern two-storey flat roofed buildings) at the point in which this site lies. In this case a building of traditional or contemporary appearance could work.
- 9.21 As discussed above the presence of a house to the front of the site will in effect reinstate a street frontage to this plot. As also discussed above the new and replacement buildings proposed are considered acceptable in terms of scale, bulk, massing, design and materials. Views from the Denewood Road and Stormont Road will not be detrimentally affected and the photomontages submitted successfully indicate the new dwelling will not be highly visible.
- 9.22 In fact given the screening to the front of the site the front house will have a more secluded context compared to other neighbouring houses more visible within the street. The proposed building will not appear incongruous or otherwise compromise the character or appearance of the area.
- 9.23 The character and appearance of this part of the Highgate Conservation Area is varied. As on this road and elsewhere within the Highgate Conservation Area individual dwellings of contemporary design have been built. In themselves the replacement house and new house to the front of the site represent high quality design which will preserve the character and appearance of this part of the conservation area.
- 9.24 Officers would point out that discussions did take place between the architect and Highgate Society (prior to the submission of the application). Within the application submitted to the LPA it is indicated that Highgate Society indicated a

preference for a contemporary design house, reflecting the adjacent modern houses, as opposed to a more traditional house as initially proposed.

- 9.25 On this basis of the above it is considered that the proposal will preserve the character and appearance of this part of the Conservation Area and as such the proposal is considered to be in accordance with policies CSV1 'Development in Conservation Areas' and SPG2 'Conservation and Archaeology'.

Impact on residential amenity

- 9.26 The scale, massing, height and alignment of the replacement house and new house have been designed sensitively so as to ensure there is no adverse impact on the residential and visual amenities to neighbouring occupiers. As the rear house will essentially be re-built in the same position and have a similar form, there will be no change in terms of privacy, overlooking and daylight aspects to neighbouring occupiers.
- 9.28 The building to the front of the site will be sufficiently pulled in from the side boundaries, particularly on the side with No 10 where the current access route will remain. The first floor side facing windows on the side facing No 14 will be obscure glazed. One of the first floor windows along the side of new house facing the side of No 10 will be obscure glazed. It is noted that there is a window on this side elevation. Given the gap between the side of this building and the new house, the proposal will not adversely affect the privacy and amenities to these residents. The first floor rear terrace to the rear house will have a 1.8m high obscure glazing screen, therefore mitigating against overlooking/ loss of privacy. The
- 9.29 As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Impact on trees

- 9.30 There are no protected trees on site however there are many mature trees on this and the adjoining sites (some of which are protected by TPOs) which are of high amenity and screening value. An Arboricultural Report & Method Statement has been prepared by Landmark Trees and has been submitted with this application. The report outlines that 39 trees were surveyed on site and the proposed development will involve the loss of two trees, one B category (bay laurel) tree (T7) and a dwarf shrub sycamore (T23). The loss of these trees is not considered to be significant. The proposal will also involve marginal canopy clearance.
- 9.31 The positioning of the new building and the size of its basement floor has taken due consideration of the existing trees in the front garden and within adjoining sites (including an oak to the front of No 10). Subject to the use of appropriate tree protective fencing the proposed development can take place with no damage or implications relating to the remaining trees on site. A condition will be attached to the permission to ensure that appropriate measures are taken to

ensure their protection. Overall the proposal accords with the requirements of policy OS17 'Tree Protection, Tree Masses and Spines'.

Basement Development

- 9.32 The development will involve excavation to create a basement floor beneath the footprint of both houses on a site which is essentially flat. A Basement Impact Assessment (BIA) 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 (based on information from a nearby site).
- 9.33 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 site lies within the surface water catchments of an unnamed tributary of the Dollis Brook, a tributary of the River Brent, outside the catchments of the Hampstead Heath Ponds. Ground water monitoring in the area has indicated that ground water may be encountered at a depth of 1.6m below ground level.
- 9.34 The BIA report indicates that historical maps show a stream flowing northwards approximately 50m in the south east of the site with a pool shown on the stream 20m to the south of the site. Historical maps for the area also show an unmanned stream following what is Sheldon Avenue.
- 9.35 The report indicates that ground water monitoring in the area has indicated that ground water may be encountered at a depth of 1.6m below ground level and as such de watering may be required during the excavation.
- 9.36 The report concludes that proposed development is unlikely to result in any land or slope stability issues. The report accepts that the construction of the basement may have an impact on the ground water regime although it says these impacts can be mitigated by suitable methods of construction.
- 9.37 Officers would point out, as per studies carried out by other London LAs, sub surface conditions are unusually adversely affected by basement development as flowing groundwater will usually simply find an alternative route when it meets an underground obstruction, and static groundwater will re-distribute itself.
- 9.38 Further investigation will need to be carried out in order to confirm the ground conditions, for the purpose of foundations and retaining wall design; which are typically done prior to construction. A construction management plan will need to be submitted to the LPA prior to the commencement of works on site.

Transport and parking

- 9.39 The site is in an area of low public transport accessibility level and it is not along a bus route. The nearest bus stop is located nearby on North Hill which is served by 12 buses per hour (2-way) with connections to East Finchley and Archway tube stations. Highgate Station is about a kilometre from the proposed development. It acknowledges that the application site is not located within an area identified with the Council's adopted 2006 UDP as experiencing car parking pressure. Both houses will benefit from adequate off-street parking.

Sustainability

- 9.40 The NPPF, 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
- 9.42 The scheme will be required to meet Code Level 4 for Sustainable Homes. The level 4 target can be met with a gas boiler heating combined with Photovoltaic (PV) panels mounted on the roof (as indicated).

Planning Obligations

- 9.43 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £24,235.00 (1220 sqm – 525 sqm x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

10.0 HUMAN RIGHTS

- 10.1 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.

11.0 EQUALITIES

- 11.1 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.

12.0 CONCLUSION

- 12.1 The position, scale, mass, detail and alignment of the proposed replacement dwelling to the rear of the site and new dwelling to the front of the site have been carefully considered. Given the presence of a previous building to the front of this site the proposal will in effect reinstate a street frontage to this plot. The design of this proposed front dwelling while of modern design and materials will add to the diversity of architectural styles found along Denewood Road. This building will complement the other two-storey flat roofed buildings found along the street.
- 12.2 The positioning of this building provides sufficient gaps between buildings as well as protecting trees and greenery along the side and front boundaries of the site. As such the proposal achieves an acceptable relationship with Denewood Road and will preserve the character and appearance of this part of the Conservation Area. Sufficient information has been submitted with the application to demonstrate that it is unlikely to cause harm to the built and natural environment and local amenity and also be unlikely to result in flooding or ground instability. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.
- 12.3 As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD. Given the above this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to the following condition

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

MATERIALS & BOUNDARY TREATMENT

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping, including replacement trees, shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by 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.

5. Before the occupation of the new dwellings hereby permitted details of the boundary treatment to separate the gardens of the two dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory privacy for future occupiers and to protect the character and setting of the Listed Building.

TREE PROTECTION

6. 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.

7. 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.

PERMITTED DEVELOPMENT RIGHTS

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

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

9. No windows other than those shown on the approved drawings shall be inserted in the extensions unless otherwise agreed in writing by the Local Planning Authority.

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

CONSTRUCTION

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

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

11. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments, methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:

- i) The phasing programming and timing of the works.
- ii) The steps taken to consider the cumulative impact of existing and additional basement development in the neighbourhood on hydrology.
- iii) Site management and access, including the storage of plant and materials used in constructing the development;
- iv) Details of the excavation and construction of the basement;
- v) Measures to ensure the stability of adjoining properties,

vi) Vehicle and machinery specifications

Reason: In order to protect the residential amenity and highways safety of the locality

12. The site or contractor company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on the site.

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

REASONS FOR APPROVAL

The position, scale, mass, detail and alignment of the proposed replacement dwelling to the rear of the site and new dwelling to the front of the site have been carefully considered and will complement the other two-storey flat roofed buildings found along the street and will preserve the character and appearance of the conservation area. The positioning of this building provides sufficient gaps between buildings as well as protecting trees and greenery along the side and front boundaries of the site. In addition the proposal will not give rise to a significant degree of overlooking or loss of privacy, daylight or sunlight to neighbouring properties. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Charges 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 requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any

discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

APPENDIX 1: Comments on objections

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
2	Thames Water	<ul style="list-style-type: none"> - Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow - Also point out that a groundwater discharge permit will be required. 	Informatives added.
2	Waste Management	- This proposed development will require a standard kerbside collection full set consisting of 2x 240L refuse wheelie bins and 2x 240L recycling wheelie bins. The waste storage area for this development will need to be of suitable size to store 4x 240L wheelie bins.	- A revised site plan has been submitted showing positions of refuse / recycling enclosures

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
		- The plans do not show the location of the waste storage area. The waste storage area will need to be at the front of the property within 25 metres from point of collection.	
3	Highgate Society	<p>- Proposal would create an unacceptable precedent for the area.</p> <p>- Demolition of what appears to be a perfectly wholesome existing residence,</p> <p>- Adding an additional house to reinforce the 'historical street frontage' does little to complement the setting and character of the adjacent houses and the wider streetscape.</p>	<p>- Each application has to be assessed on its own merits.</p> <p>- It is accepted that the existing house provides a good quality family home, however it would not be possible to refuse permission on the grounds of its loss, unless it make a positive/significant contribution to the conservation area.</p> <p>- The new house would pick up the established building lines along this stretch of the road and be of a contemporary architectural style. The design of this proposed front dwelling while of modern design and materials it will add to the diversity of architectural styles found along Denewood Road. This building</p>

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
		<ul style="list-style-type: none"> - Proposed development is contrary to Haringey's policies for this part of the Conservation Area, which protect the open character of the area and the green landscaping of the gardens. - This site is in an area with known underground watercourses and surface water flooding. It is imperative that this site needs to be looked at in the context of other basements proposed for the area. - The proposals will cover an extensive area of front garden with new construction, which reduces open green space. 	<ul style="list-style-type: none"> will complement the other two-storey flat roofed buildings found along the street. - Frontage of the site previously contained a house. The site is not a formally protected open space. - Sufficient information has been submitted with the application to demonstrate that it would be unlikely to cause harm to the built and natural environment and local amenity - Frontage of the site previously contained a house. The site is not a formally protected open space. Greenery will be kept to the front and side of this building in addition to gaps to the side of the building which afford view of greenery beyond.

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
		<ul style="list-style-type: none"> - The Highgate Society recognises that this area of Denewood Road is an eclectic mix of architectural styles, and provided that the scale and context of the existing streetscape is respected, a modern style would be preferable to a historical pastiche. While we support this design approach, the scale of openings and choice of materials might benefit from more study. 	<ul style="list-style-type: none"> - The material and window opening are reflective of modern design houses of the 21st century. The material and fenestration pattern adds to the diversity of styles.
4	Highgate CAAC	<ul style="list-style-type: none"> - Unacceptable piece of backland development cramming 2 houses on the site in a way which goes against adopted policies for the Conservation Area. - In no way does it enhance the Conservation Area 	<ul style="list-style-type: none"> - The introduction of a new house to the front of the house does not constitute backland development. - Proposal reflects the overall evolution of the area where development has been gradual and entails generally high quality architecture from and materials. It is considered the proposal will

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
		<ul style="list-style-type: none"> - Although a hydrological survey has been provided this raises some important issues which must be satisfactorily dealt with before any planning permission is granted - No Construction management plans are included for this considerable building operation in a residential area 	<p>preserve the character and appearance of the CA.</p> <ul style="list-style-type: none"> - As per all build projects further site investigation will need to be carried out in order to confirm the ground conditions, for the purpose of foundations and retaining wall design; which are typically done prior to construction. Basements have been successfully built along Denewood Road in recent years. - A construction management plan will also need to be submitted. A condition is imposed requiring this to be submitted to the LPA.
5	Local Residents	- Overdevelopment of the site / contrary to SPG3c Section 7.3 "The Council will normally refuse planning permission on undeveloped open green backland space in conservation areas because of the positive contribution such spaces make to the character and appearance of	- The introduction of a new house to the front of the house does not constitute backland development as this part of the site has a street frontage. The house at the back exists and therefore it would not be possible to refuse permission on such grounds.

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
		<p>conservation areas”;</p> <ul style="list-style-type: none"> - Proposed front house is too big for the plot; - Loss of openness, greenery, garden; - Harm to the character and appearance of the Conservation Area; - Impact on street scene; - An additional modern front house as submitted would be highly visible in its impact on the street scene and out of keeping with the Conservation area; - Garden at no 12 makes a positive contribution to the semi-rural and open aspect of the area where Denewood and 	<ul style="list-style-type: none"> - The overall general volume and bulk of the proposed front house is considered appropriate in its context. - Frontage of the site previously contained a house. The site is a formally protected open space. Greenery will be kept to the front and side of this building in addition to gaps to the side of the building which afford view of greenery beyond. - Views from the Denewood Road and Stormont Road will not be detrimentally affected and the photomontages submitted successfully indicate the new dwelling will not be highly visible - The importance of greenery and trees is important to the character of the road. However reinstating a house to this frontage with the associated landscaping as retained to the front

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
		<p>Stormont meet and the proposed front house would detract from this outlook both because of the increased development and because of the design of the proposed house;</p> <ul style="list-style-type: none"> - The proposed house will not complement the No 14 and will damage the smooth transition from the traditional to the modern; - Basement – a site investigation has not been carried out; - Adverse effect on the flow of ground water / flooding to neighbouring gardens and possible subsidence of buildings; 	<p>of this site will not adversely affect the character and appearance of the road.</p> <ul style="list-style-type: none"> - There is a clear separation between these building typologies at the point in the street, however an adequate gap and screening will continue to separate these properties. Given the range of styles along this road 'old and new' can sit comfortably next to each other. - A Basement Impact Assessment was submitted. - Sufficient information has been submitted to demonstrate that the proposed development will be unlikely to cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
		<ul style="list-style-type: none"> - Underground watercourse running roughly along the course of Denewood Road and the proposed basements (particularly that of the front house) are likely to have a serious impact in this regard; - Decreased recharge to underlying aquifer; - Excavation may lead to structural damage to neighbouring properties; - Damage to mature trees (including a Eucalyptus, Oak tree); - Balcony will affect the privacy in neighbouring bedrooms and gardens; 	<ul style="list-style-type: none"> - Other basement have been carried out in recent years in the vicinity. - Additional hard surfacing is being created however some mitigation is introduced (i.e. existing tarmac surface is to be replaced with a more permeable gravel finish). - Basement development can be carried out successfully without - The BIA report concludes that proposed development is unlikely to result in any land or slope stability issues, given the nature of the site. These impacts are largely outside the matters considered when assessing planning applications as they are dealt with via the Party Wall Act, Building Control. - The road is not characterised by a 'strict building line' but rather

No.	Stakeholder	Comments	Response
1	Arboricultural Officer	It is proposed to remove two trees (T7 & T23), one of moderate quality but one of many evergreen trees in the vicinity, the other is a dwarf shrub on no significance. There are some other partial impacts which can be mitigated by pruning. The planting of 6 replacement trees is proposed for this site	Noted
		<ul style="list-style-type: none"> - Building will project far behind No's 14 & 16 - Impact on views - Precedent for development; - Plan/ elevations have no dimensions/ levels of clear indication of building location; - No clear demarcation between properties; 	<p>an established building line which is characterised by slight steps forward/ back. The building is respectful of this.</p> <ul style="list-style-type: none"> - The view from Stormont Road will change however given the building will be screened by tree along the frontage, this will not be significant. - Plans elevations can be scaled. - A revised plan has been submitted showing the dividing line.

Planning Committee 10th September 2012

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2285	Ward: Highgate
Address: 12 Denewood Road N6 4AJ	
Proposal: Conservation area consent for demolition and rebuilding of existing dwelling and erection of a new two-storey house with basement floor to the front of the site.	
Existing Use: Residential	Proposed Use: Residential
Applicant: Evaltis Ltd	
Ownership: Private	
Date received: 19/12/2011 Last amended date: DD/MM/YYYY	
Drawing number of plans: 390-000, 390-010, 390-011, 390-310, 390-311, 390-001, 390-003, 390-004, 390-005, 390-006, 390-300, 390-301, 390-302, 390-303 & 390-304	
Case Officer Contact: Matthew Gunning P: 0208 489 5280 E: matthew.gunning@haringey.gov.uk	
PLANNING DESIGNATIONS: Conservation Area	
RECOMMENDATION: GRANT CONSERVATION AREA CONSENT subject to conditions	
SUMMARY OF REPORT: This application is for conservation area consent for the demolition of the existing dwelling house on site. This application sits along side an accompanying planning application HGY/2011/2284 which seeks permission to rebuild the existing dwelling with a basement floor beneath, in addition to the erection of a new two-storey house with basement floor to the front of the site. The building to be demolished comprises of a two-storey brick building, originally built in the 1960s and subsequently extended in the 1980s. The building has a plain appearance and because of its positioning towards the back of the site it is not openly visible within the street. As such Officers consider the existing dwelling make a neutral contribution to the appearance and character of this part of Highgate Conservation Area and as such its loss will cause less than substantial harm to it. The proposed replacement building will be of a high-quality design which will serve to preserve the character and appearance of this part of the conservation area.	

1.0 SITE AND SURROUNDINGS

1.1 As per HGY/2011/2284

2.0 PROPOSAL

2.1 This application is for conservation area consent for the demolition of the existing dwelling house on site. This application sits along side an accompanying planning application HGY/2011/2284 which seeks permission to rebuild the existing dwelling with a basement floor beneath, in addition to the erection of a new two-storey house with basement floor to the front of the site.

3.0 PLANNING HISTORY

As per HGY/2011/2284

4.0 RELEVANT PLANNING POLICY

National Planning Policy

4.1 National Planning Policy Framework - The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

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

SPG2 Conservation and Archaeology

5.0 CONSULTATION

As per HGY/2011/2284

6.0 RESPONSES

As per HGY/2011/2284

7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 7.1 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF notes that not all elements of a Conservation Area will necessarily contribute to the significance of that Conservation Area. The loss of a building should be considered in respect to whether its loss would cause substantial or less than substantial harm to the heritage asset.
- 7.2 The NPPF states, “Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.
- 7.3 Policy CSV1 of the Council’s UDP requires proposals affecting Conservation Areas to “preserve or enhance the historic character and qualities of the buildings” and “recognise and respect the character and appearance of Conservation Areas”. Furthermore, under Policy CSV7 “the Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition . . . if it would have an adverse impact on the character and appearance of the Conservation Area”. Haringey’s draft SPG2: Conservation & Archaeology, published 2006, sets a series of recommended criteria which are valid guidance for assessing whether demolition of buildings in Conservation Areas will be permitted.
- 7.4 The proposal is to effectively rebuild the existing building at the back of the site in a contemporary style and to erect a new house of contemporary design to the front of the site. The new house will respect the established building lines along this stretch of the road and the modern architectural form i.e. two-storey with a flat roof.
- 7.5 As outlined in the report for the accompanying planning application HGY/2011/2284, Denewood Road comprises of a variety of housing types and forms, ranging from early 20th century to some modern houses. The building to be demolished comprises of a two-storey brick building, originally built in the 1960s and subsequently extended in the 1980s. The building has a plain appearance and because of its positioning towards the back of the site it is not openly visible within the street.
- 7.6 Officers consider the existing dwelling make a neutral contribution to the appearance and character of this part of Highgate Conservation Area and as such its loss will cause less than substantial harm to it. The proposed replacement building will be of a high-quality design which will serve to preserve the character and appearance of this part of the conservation area.

8.0 CONCLUSION

- 8.1 In this instance, it is considered that there won’t be a loss of a significant heritage asset as a result of the demolition of this house, and the conservation

area and its setting will be preserved by the redevelopment of this site, as it will replace a building of modest quality with modern buildings of acceptable quality and design.

- 8.2 On the basis of the above it is not considered that the demolition of the building would cause any degree of harm to the significance of Highgate Conservation Area, subject to the approval and implementation of the associated full planning application.

9.0 RECOMMENDATIONS

GRANT CONSERVATION AREA CONSENT subject to approved drawings No.(s) 390-000, 390-010, 390-011, 390-310, 390-311, 390-001, 390-003, 390-004, 390-005, 390-006, 390-300, 390-301, 390-302, 390-303 & 390-304 and the following conditions:

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been 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 demolition of the building on this site is acceptable in principle as it makes a neutral contribution on the character and appearance of Highgate Conservation Area. Subject to conditions, demolition is acceptable and accords with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.

Planning Sub-Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**09 Sept 2012**

Reference No: HGY/2012/1211	Ward: Crouch End
Date received: 25 April 2012	
Address: : 115-119 Park Road, N8	
Proposal: Development of three storey residential block comprising eight two bedroom flats, and one three bedroom flat with associated parking.	
Existing Use: Vacant (formerly public house)	
Proposed Use: Residential (C3)	
Applicant/Owner: Sunbel Developments Ltd	

DOCUMENTS**Title**

Design & Access Statement April 2012

PLANS

Plan Number	Rev.	Plan Title
11022/100	C	Proposed Site Plan
11022/101	G	Proposed Ground Floor
11022/102	F	Proposed First Floor
11022/103	F	Proposed Second Floor
11022/104	A	Proposed Roof Plan
11022/105		Proposed Site Location Plan
11022/106	B	Proposed SE Elevation
11022/107	B	Proposed SW Elevation
11022/108	D	Proposed NE Elevation
11022/109	B	Proposed NW Elevation
CC1151 100	A	Swept Path Analysis
CC1151 101	A	Track Plots – Car Park
CC1151 102	A	Track Plots Out – Car Park

Case Officer Contact:

Jeffrey Holt

P: 0208 489 5131

E: jeffrey.holt@haringey.gov.uk**PLANNING DESIGNATIONS:**

Unitary Development Plan 2006:

RECOMMENDATION:

GRANT PERMISSION subject to condition(s) and s106 agreement

SUMMARY OF REPORT:

The application is for the development of a three storey residential block comprising eight two bedroom flats, and one three bedroom flat with associated parking.

The site was once occupied by a public house/nightclub but it was demolished some 2 years ago with the site lying vacant since. Surrounding development is residential except for the adjacent petrol filling station.

The proposed building generally follows the bulk and massing of a previously consented scheme but is deeper and more rectangular in form. The contemporary design establishes the building as a standalone entity but maintains a residential character to its elevations by having a strong vertical emphasis to its windows and detailing. The design avoids harmful overshadowing and overlooking and would cause no harm to residential amenity.

The development has moderate access to public transport and the proposed 6 parking spaces coupled with a restriction of parking permits will mitigate any harm to local public and private transport networks.

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

The detailed assessments outlined in this report demonstrate that on balance there is strong planning policy support for these proposals embodied in the Local Development Plan and backed by Regional and National Planning Guidance. Subject to appropriate conditions and s106 contributions the application should be approved.

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1.0 SITE PLAN



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Site plan

**Directorate of
Urban
Environment**

Marc Dorfman
Assistant Director
Planning and Regeneration
639 High Road
London N17 8BD
Tel 020 8489 0000
Fax 020 8489 5525

	Drawn by	MT
	Scale	1:1250
	Date	29/08/2012

2.0 IMAGES





3.0 SITE AND SURROUNDINGS

- 3.1 The 713sqm site is on the south-western side of Park Road, N8 is now cleared but was once occupied by 2-storey public house.
- 3.2 Immediately to the south- east is a petrol filling station. To the north west are Victorian two storey terrace houses and behind is a set of recently constructed mews houses designed in a traditional style. Across Park Road is a complex of 3-storey mid-20thC blocks of flats.
- 3.3 The surrounding area is predominantly residential in character however to the south-east towards is Crouch End Town Centre and development becomes increasingly commercial in that direction.
- 3.4 The site is not in a Conservation Area but Crouch End Conservation Area begins on the far side of the petrol filling station and spreads south.

4.0 PLANNING HISTORY

- HGY/2012/0695 - Development of three storey residential block comprising of 7 x two bedroom flats, 1 x three bedroom flats and 1 x one bedroom flats with associated parking - WITHDRAWN
- HGY/2010/1011 - Demolition of existing building and erection of new 3 storey building comprising 7 x two bed and 1 x one bed flats. (Revised Drawings) – GRANTED
- HGY/2010/0711 - Demolition of existing building and erection of new 3 storey building comprising 7 x two bed and 2 x three bed flats – REFUSED
- HGY/2010/0711 - Demolition of existing building and erection of new 3 storey building comprising 7 x two bed and 2 x three bed flats – REFUSED
- HGY/2007/1558 - Change of use from car park to a car wash – REFUSED
- HGY/2001/0217 - Removal of existing window to front elevation of side extension, provision of enlarged opening with 3 no. coupled vertical sliding sash units similar to main front elevation – GRANTED
- HGY/2000/0148 - Removal of existing canopy and replacement of french doors at front elevation with sash windows – GRANTED
- HGY/1998/0514 - Removal of ground floor front (one) and side (two) bay windows and removal of first floor wooden balustrade to be replaced by planting and conventional rendering of exterior windows. – GRANTED

- HGY/1998/0493 - Installation of new external lighting to fascia and side elevations – GRANTED
- HGY/1995/0525 - Display of externally illuminated public house fascia sign, post sign and name/amenity boards to front, side and rear elevations – GRANTED
- HGY/1994/0656 - Alteration to form of window on front and side elevation, and alterations to existing balustrade. – GRANTED
- HGY/1994/0655 - Installation of externally illuminated new hoarding, projecting sign and various boards in connection with advertisement of public house – GRANTED
- OLD/1987/1531 - Alteration to front elevation. – GRANTED
- OLD/1987/1530 - Installation of floodlighting. – GRANTED
- OLD/1976/1048 - Display of sign comprising individual internally illuminated lettering on flank wall – GRANTED
- OLD/1975/1038 - Display of two illuminated lantern boxes – GRANTED
- OLD/1968/0711 - Display of illuminated sign on flank wall. – GRANTED
- OLD/1968/0710 - Display of illuminated sign on flank wall. – GRANTED
- OLD/1966/0694 - Alterations & extension to provide additional bar area & storage space. – GRANTED
- OLD/1964/0798 - Temporary use of vacant premises as a club meeting room (unlicensed) in connection with P.H. – REFUSED

5.0 PROPOSAL DESCRIPTION

- 5.1 The proposal is for the development of a three storey residential block comprising eight two bedroom flats and one three bedroom flat with associated parking.
- 5.2 The building is roughly square in plan and is located in the eastern corner of the site. It has a flat roof and contemporary design with balconies and projecting bays on the front. Amenity space and parking for 6 cars is provided at rear with access on to Park Road.

6.0 RELEVANT PLANNING POLICY

- 6.1 The planning application is assessed against relevant National, Regional and Local planning policy, including relevant:
- National Planning Policy Framework

- National Planning Policy Statements
- The London Plan 2011
- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Haringey Local Development Framework – Local Plan and Proposals Map:

Haringey's draft Haringey Local Plan: Strategic Policies (formerly the Core Strategy) was submitted to the Secretary of State in March 2011 for Examination in Public (EiP). This EiP commenced on 28th June and an additional hearing was held 22 February 2012 to discuss subsequent amendments and the Sustainability Appraisal. Haringey carried out a 6 week consultation from 27th April to 13th June 2012 on how the recently published NPPF may affect the content of the Plan. As a matter of law and due to the advanced stage of development, some weight should be attached to the Local Plan policies however they cannot in themselves override Haringey's Unitary Development Plan (2006) unless material considerations indicate otherwise.

- Haringey Draft Development Management Policies:

The consultation draft of the Development Management DPD (DM DPD) was issued in May 2010 following the responses received. 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.

6.2 A full list of relevant planning policies is in Appendix 2.

7.0 CONSULTATION

7.1 Prior to the submission of this application, the applicant met with John Tillotson who is a resident of View Road, Ward Cllr Lyn Weber and the case officer on the 12th of June 2012 to discuss the scheme. Issues relating to the previous submission were discussed, in particular the previously proposed roof terrace, amenity space, overshadowing and parking. A number of revisions were agreed and the consensus was broadly positive.

7.2 Following submission, the Council has undertaken wide consultation. This includes statutory consultees, internal Council services, Ward Councillors, local residents and businesses. A list of consultees is provided below.

7.2.1 Internal Consultees

- Transportation
- Cleansing
- Building Control
- Commercial Environmental Health

7.2.2 Local Residents

- Residents of 60 properties were consulted

7.3 Two objections have been received from local residents. The issues raised are as follows:

- Overlooking
- Dominant appearance and out of scale with surrounding development
- Impact on views along Park Road
- Increased congestion
- Disruption to flow of traffic on Park Road

7.4 Planning Officers have considered all consultation responses and have commented on the issues raised in both Appendix 1 and within the relevant sections of the assessment in part 8 of this report.

7.5 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. Any additional comments received will be reported verbally to the Sub-Committee.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Principle of Development
- Design, height, mass & materials
- Dwelling size, mix & tenure
- Amenity space
- Daylight and Sunlight
- Overlooking and Privacy
- Parking & Servicing
- Access and Inclusive Design
- Energy & Sustainability
- Ground Conditions and Contamination
- Environmental Impact Assessment
- Planning Obligations/s106 Agreement

8.1 Principle of Development

8.1.1 The site was once occupied by a pub/night club but this has since been demolished following the grant of permission for a residential building under ref: HGY/2010/1011. The principle of residential development has therefore been accepted.

8.1.2 Residential development will contribute to the Borough's housing stock and help achieve housing targets. The demolished public house/nightclub had been vacant for more than 18 months prior its demolition. Policy EMP4 of the UDP states that changes of use away from employment generating activities are acceptable where the property has been unsuccessfully marketed for 18 months

8.2 Design, height, mass & materials

- 8.2.1 Policies UD3 'General Principles', UD4 'Quality Design' and SPG1a 'Design Guidance' set out the Council's general design principles for new development in the Borough.
- 8.2.2 The proposed building is 3-storeys high, roughly square in plan and is located at the eastern corner of the site fronting onto Park Road. This is similar to the size and siting of the previously approved scheme however, it is set further away from no. 121 Park Road and elongated so that is further to the front and to the rear.
- 8.2.3 The current proposal differs to the approved scheme in that it is set away from the neighbouring terrace houses. This setback is necessary due to the presence of a large sewer running through the site which precludes any development at the north-west side of the site. Although the reason is practical, this arrangement has the advantage of making the building appear more as a standalone entity that is visually separate to both the nearby terrace of houses and the adjacent petrol filling station. The applicant's approach of a residential building with contemporary design is considered appropriate for a development which is set apart in this way. The height of the building has also been reduced from the approved scheme so that it is lower than adjacent houses on Park Road and those on View Crescent behind.
- 8.2.4 The building comes forward of the building line of the approved scheme and the nearby terrace houses. This transition in building line is buffered by the setback from the adjacent terrace and the use of wrap-around glazing on the corners. This glazing minimises the hard edge to the corner and results in softer side profile.
- 8.2.5 Although the building is sited away from adjoining residential development, the design of the elevations has a residential character. This is achieved by having a strong vertical arrangement of windows and projecting bays thus following the vertical character of the various styles of residential development in the surrounding area. This is continued on the rear and side elevations. The projecting bays and balconies also add depth and articulation to the front façade.
- 8.2.6 Planting along the front boundary will soften the transition from the building to the pavement and continue the pattern of strong boundary treatments on this side of Park Road. Planting is also proposed on the side facing the petrol filling station to clearly delineate the boundary between these different land uses. Conditions will be applied to ensure a satisfactory landscaping scheme is implemented.
- 8.2.7 Materials will be subject to further approval by a condition but it is envisioned that a palette of brick and reconstituted stone will be used.
- 8.2.8 The proposed building employs a contemporary design which respects the residential character of the area. Its would cause no harm to the appearance and character of the local area having regard to Policies UD3 'General Principles' and UD4 'Quality Design' of the Unitary Development Plan 2006.

8.3 Dwelling size, mix & tenure

- 8.3.1 The proposed building contains 8 x 2-bed flats and 1 x 3-bed flat. The dwelling mix deviates from that set out in the Housing SPD with a greater representation of 2-bed dwellings and lower representation of 1-bed dwellings and no 4-bed dwellings. However, a 4-bed dwelling is not considered appropriate for a small flatted development of this type whereas the inclusion of a 3-bed dwelling at the with 2-bed flats elsewhere in the development is considered appropriate for this location near Crouch End town centre. The previously approved scheme consisted of 1 x 1-bed and 7 x 2-bed flats and the current proposal is considered to be an improvement, having regard to HSG10 of the Unitary Development Plan 2006.
- 8.3.2 The flats meet the Mayor's more recent space standards, which are more onerous than Haringey's 2008 standards, and each will receive adequate natural light and ventilation. There are no single aspect north facing flats.
- 8.3.3 The proposed residential accommodation will have acceptable living conditions in compliance with Policy HSG1 of the Unitary Development Plan 2006.

8.4 Amenity space

- 8.4.1 According to the Housing SPD, the proposed development would require 70sqm of amenity space. The proposed development provides a 69.7sqm communal amenity area at the rear, plus 11sqm and 6.6sqm private amenity areas for the front ground floor flats and 4 x 2.4sqm balconies for the front flats on the upper floors. Overall this equates to 69.7sqm communal space and 27.2sqm private space, which is considered to meet the standards of the SPD.
- 8.4.2 According to London Plan standards for child play space, the proposed development requires the amenity space provision to include 5.8sqm of play space. As the communal space is supplemented by approximately 27sqm of private amenity space elsewhere in the development, it is considered that the play space requirement can be met by the communal space. This space is regular in shape and receives passive surveillance by the rear facing flats. A detailed landscape scheme will be required by condition.
- 8.4.3 The site is not within an Open Space Deficiency Area.
- 8.4.4 The proposed development is considered to provide sufficient amenity space in accordance with Policy HSG1, the Housing SPD and London Plan Policy 3.6.

8.5 Impact on Amenity

- 8.5.1 Policy UD3 requires development proposals have no significant adverse impacts on residential amenity.

Sunlight and daylight

- 8.5.2 The applicants have submitted a study comparing the shadow profile of the previously approved scheme and the current proposal. It demonstrates that the proposal's lower overall height results in less overshadowing than the previous approved scheme. The shadow will fall on the adjoining neighbour no. 121 Park Road but only in the morning and with no additional impact on midday or afternoon sun. At these times, the shadow will fall onto Park Road. It is therefore considered that there would no harm to sunlight or daylight for nearby residents.

Privacy and Overlooking

- 8.5.3 There are windows on all four elevations but only the front has balconies. The windows on the rear face onto the flank wall of an end-of-terrace house on View Crescent. This wall is windowless except for small frosted bathroom windows. The north-west side elevation of the proposed building has two windows but these face onto the blank side wall of no. 121 Park Road. The south-east side window faces onto the petrol filling station. The roof of the development will be a green/brown roof but will be accessible for maintenance purposes only and not used as an amenity area. The proposed development is considered to cause no overlooking or loss of privacy.
- 8.5.4 The proposed development is therefore considered to cause no harm to residential amenity in compliance with Policy UD3 of the Unitary Development Plan 2006.

8.6 Parking & Servicing

- 8.6.1 National Planning Policy seeks to reduce the dependence on the private car in urban areas such as Haringey. This advice is also reflected in the London Plan. Policy UD3 requires development proposals to have no significant impact on public and private transport networks, including highways or traffic conditions. Policies M2 Public Transport and M3 locating New Development and accessibility require that the proposals put forward take into account the needs of public transport users. Policy M5 seeks to protect and improve pedestrian and cycle routes.
- 8.6.2 The Council's Transportation Team have assessed the proposal and do not object. This subject site is located in an area with a medium public transport accessibility level and is located on Park Road which has the W7 bus route. The development site is also within a short walking distance of the 91, 41 and W3 bus routes which when combined, offer some 57 buses per hour (two-way), for frequent connection to and from Finsbury Park tube station.
- 8.6.3 Analysis using the TRAVL trip forecast database suggests that based on comparable London sites: Exeter Road, E17, Porter Square N19 and Winchester Mews NW3, this development proposal comprising some 9 units and 822 sqm GFA, would only generate 4 in and out vehicle movements during the critical am peak. It is therefore accepted that this development would not result in any significant increase in generated trips/traffic on the adjacent roads. The site is also located in the Crouch End A CPZ which operates from 10 am to 12 noon. In

addition the applicant has proposed 6 off street car parking spaces as per drawing N0 100C, and sheltered secure cycle storage facility and refuse collection as shown in drawing 101F.

- 8.6.4 Following a site visit conducted on the 4 June 2012, it was observed that the area surrounding the site will require some improvement in order to enhance the existing walking environment. Should permission be granted, the developer will be required to enter into a S.106 agreement and contribute a sum of £14,000 towards improvement to the footways abutting the site including the reconstruction of the existing vehicular cross over.
- 8.6.5 Conditions will be applied requiring that the cycle storage be large enough for 10 cycle spaces, that no resident will be entitled to a residents parking permit and that the developer submit Construction Management and Logistics Plans.
- 8.6.6 The proposed development is therefore considered to cause no harm to public and private transport networks in compliance with Policies UD3 and M5 of the Unitary Development Plan 2006.
- 8.6.7 The proposed access and parking arrangements are considered acceptable having regard to Policy UD3.

8.7 Access and Inclusive Design

- 8.7.1 UDP Policy UD3 “General Principles” and SPG 4 “Access for All – Mobility Standards” seek to ensure that there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties.
- 8.7.2 Entry to the building is via a secure front door with gated pedestrian and vehicle access to the rear. The building will be fully accessible and Lifetime Homes compliant. All thresholds will be level and lift access is provided to all floors.

8.8 Energy & Sustainability

- 8.8.1 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. The energy strategy for the development has been developed using the Mayor’s ‘lean, clean, green’ energy hierarchy.
- 8.8.2 The building will achieve Code for Sustainable Homes Level 4 which is equal to a 25% decrease in energy use compared to the Building Regulations 2010 standard. This will be achieved through high performance insulation (‘lean’) and low consumption plant and appliances (‘clean’). Renewable energy technologies (‘green’) will be considered if required to reach the 25% target. A condition will be applied requiring the submission of detailed energy strategy. The proposed building is therefore in compliance with Policy 5.2 of the London Plan 2011.

8.9 Ground Conditions and Contamination

8.9.1 Policy ENV11 states development proposals on potentially contaminated land will be required to undertake any necessary investigation and remediation work to mitigate any potential risks. Conditions will be applied requiring such investigation and remediation work to the satisfaction of the Council's Environmental Health Officer. A condition will also be applied requiring a strategy for the control of construction dust.

8.10 Environmental Impact Assessment

8.10.1 The proposed development does not fall within Schedule 1 or Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 therefore an EIA is not required.

8.11 Planning Obligations/s106 Agreement

8.11.1 Under Section 106 of the Town and Country Planning Act, the Community Infrastructure Levy Regulations 2010 (as amended), The NPPF, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, management and Monitoring of Planning Obligations' the Local Planning Authority will seek financial contributions towards the following:

- i) Education contribution - £35,502
- ii) Car free designation (including a £1,000 contribution towards the amendment of the Traffic Management Order)
- iii) Improvement of local footway and restoration of crossover - £14,000
- iv) Local Employment - target of 20% of workforce to be Haringey residents
- iv) Administration and monitoring contribution – 3% of total

8.11.2 Following the Community Infrastructure Levy 2010 Regulations (as amended) coming into force 06 April 2010, three tests on the use of planning obligations were placed into law. The three tests are that planning obligations must be:

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

It is considered that the above s106 contributions are necessary, directly related and fairly and reasonably related in scale and kind to the development thereby meeting the above three tests.

9.0 HUMAN RIGHTS

9.1 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 decision of this Committee will accord with the requirements of the above Act and Order.

10.0 EQUALITIES

10.1 In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:-

- eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it

10.2 The new duty covers the following eight protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status.

10.3 The proposed development is not considered to cause any harmful impact on those sharing any of the above protected characteristics. The site has been vacant for some time and the replacement development is fully accessible. An education contribution is proposed to support school place provision.

11.0 SUMMARY AND CONCLUSION

11.1 The application is for the development of a three storey residential block comprising eight two bedroom flats, and one three bedroom flat with associated parking.

11.2 The site was once occupied by a public house/nightclub but it was demolished some 2 years ago with the site lying vacant since. Surrounding development is residential except for the adjacent petrol filling station.

11.3 The proposed building generally follows the bulk and massing of a previously consented scheme but is deeper and more rectangular in form. The contemporary design establishes the building as a standalone entity but maintains a residential character to its elevations by having a strong vertical emphasis to its windows and detailing. The design avoids harmful overshadowing and overlooking and would cause no harm to residential amenity.

- 11.4 The development has moderate access to public transport and the proposed 6 parking spaces coupled with a restriction of parking permits will mitigate any harm to local public and private transport networks.
- 11.5 In determining this application, officers have had regard to the Council's obligations under the Equality Act 2010.
- 11.6 The detailed assessments outlined in this report demonstrate that on balance there is strong planning policy support for these proposals embodied in the Local Development Plan and backed by Regional and National Planning Guidance. Subject to appropriate conditions and s106 contributions the application should be approved.

12.0 RECOMMENDATION 1

GRANT PLANNING PERMISSION subject to:

- conditions as below
- a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended)
- and in accordance with the approved plans and documents as follows:

DOCUMENTS
Title
Design & Access Statement April 2012

PLANS		
Plan Number	Rev.	Plan Title
11022/100	C	Proposed Site Plan
11022/101	G	Proposed Ground Floor
11022/102	F	Proposed First Floor
11022/103	F	Proposed Second Floor
11022/104	A	Proposed Roof Plan
11022/105		Proposed Site Location Plan
11022/106	B	Proposed SE Elevation
11022/107	B	Proposed SW Elevation
11022/108	D	Proposed NE Elevation
11022/109	B	Proposed NW Elevation
CC1151 100	A	Swept Path Analysis
CC1151 101	A	Track Plots – Car Park
CC1151 102	A	Track Plots Out – Car Park

CONDITIONS:

TIME LIMIT

- 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.

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.

SUSTAINABILITY

- 3. Prior to the implementation of the consent hereby approved, the applicant shall submit a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined above are to be met within the framework of the energy hierarchy set out under Policy 5.2 of the London Plan 2011 and that the scheme will achieve Code for Sustainable Homes Level 4. Thereafter the recommendations of the energy assessment shall be undertaken in full and required technology 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 building hereby approved.**

Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line with G1, UD1, and UD2, of the London Borough of Haringey Unitary Development Plan (UDP) 2006 and London Plan Policy 5.2.

MATERIALS

- 4. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls 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: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

CONTAMINATED LAND

5. 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 the development is occupied.

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

CONTROL OF CONSTRUCTION DUST

6. **No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition 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 minimise dust nuisance and harm to residential amenity during construction.

LANDSCAPING

7. **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: To ensure a comprehensive and sustainable development, to ensure good design and to ensure that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment, and in accordance with policies UD3 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006

PLANTING

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

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

LANDSCAPE MAINTENANCE

9. **Prior to occupation of the development, the applicant shall submit a landscape maintenance scheme for approval by the Local Planning Authority. Any trees or areas of planting which die, are removed or become seriously damaged or diseased within 5 years of completion of the landscaping scheme, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.**

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to ensure that the landscaping is secured in accordance with the

Environmental Impact Assessment, in accordance with policies UD3 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

GREEN ROOF

- 10. Full details of an extensive green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The green roof submission must provide/comprise of the following information:**
- a) biodiversity based with extensive/semi-intensive soils**
 - b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum.**
 - c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit.**
 - d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates**
 - e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section**

The green roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Evidence that the green roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.

Reason: In order to ensure the satisfactory provision of the green/brown roof in the interests of sustainability.

CYCLE PARKING

- 11. That provision for 10 secure cycle parking spaces shall be made within the scheme and permanently retained thereafter to the satisfaction of the Local Planning Authority.**

Reason: In order to ensure that well designed safe and appropriate levels of cycle parking in the scheme are provided in accordance with policies M3, M5 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

The applicant/ Developer is required to contribute by way of a S.106 agreement £14,000 (Fourteen Thousand Pounds) for local transport infrastructure enhancement within the local area surrounding the site.

Reason: To provide enhance walking and cycling facilities in order to promote travel by sustainable modes of transport to and from the site.

NO RESIDENTIAL PARKING PERMITS

- 12. The applicant enters into a S.106 agreement including provision that no residents within the proposed development will be entitled to apply for a resident's parking permit under the terms of any current or subsequent Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO**

Reason: To mitigate the parking demand generated by this development proposal on the local highways network by constraining car ownership and subsequent trips generated by car, resulting in increase travel by sustainable modes of transport hence reducing the congestion on the highways network

CAR FREE DEVELOPMENT

- 13. The applicant enters into a S.106 agreement including provision that no residents within the proposed development will be entitled to apply for a resident's parking permit under the terms of any current or subsequent Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO**

Reason: To mitigate the parking demand generated by this development proposal on the local highways network by constraining car ownership and subsequent trips generated by car, resulting in increase travel by sustainable modes of transport hence reducing the congestion on the highways network

CONSTRUCTION AND LOGISTICS PLANS

- 14. The applicant/ Developer shall submit a Construction Management Plan (CMP) and construction Logistics Plan (CLP) for the 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 Park Road is 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: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation

ACCESS

- 15. Full details of the proposed access gates, including method of operation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.**

Reason: In order to ensure the safe movement of pedestrians on the footpath and vehicular traffic on the highway.

LIFETIME HOMES

- 16. That all the residential units with the proposed development shall be designed to Lifetime Homes Standard.**

Reason: To ensure that the proposed development meets the Councils Standards in relation to the provision of Lifetime Homes.

CENTRAL DISH/AERIAL

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

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

HOURS OF CONSTRUCTION

- 18. No demolition, construction or building works shall be carried out except between the hours of 0800 and 1800 hours (Monday to Friday) and 0800 and 1200 hours (Saturday) and not at all on Sundays or bank holidays unless written approval from the Local Planning Authority has been obtained prior to works taking place.**

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006.

NOISE

- 19. At 1 metre outside the windows of any neighbouring habitable rooms the level of noise from plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from plant and machinery is tonal in character the differences in these levels shall be at least 10dB(A).**

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006.

MECHANICAL PLANT

- 20. Technical specification details of the mechanical plant to be installed within the plant areas shown on the approved floor plans, together with an accompanying acoustic report, shall be submitted to and approved by the Local Planning Authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.**

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006. 15. Amenity Conditions

WASTE/REFUSE

- 21. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.**

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

INFORMATIVES:

- A: All design details shall be prepared and submitted by the architects who prepared the applications or other such architects of comparable skill and experience as the Council may agree.
- B: The new development will require numbering. The applicant should contact Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 1380) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

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

- a) It is considered that the principle of this development is supported by National, Regional and Local Planning policies which seek to promote regeneration through housing, employment and urban improvement to support local economic growth.
- b) The development is considered to be suitably designed in respect of its surroundings, its impact on neighbouring properties and environmental site constraints.
- c) The Planning Application has been assessed against and is considered to be in general accordance with the intent of National, Regional and Local Planning Policies

requirements including London Borough of Haringey Unitary Development Plan (UDP) 2006, G2 'Development and Urban Design', G3'Housing Supply', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', M5 'Protection, Improvements and Creation of Pedestrian and Cycle Routes', M10 'Parking for Development' and ENV11 'Contaminated Land'

13.0 APPENDICES:

- 13.1 Appendix 1: Consultation Responses
- 13.2 Appendix 2: Planning Policies
- 13.3 Appendix 3: Planning History

APPENDIX 1

Consultation Responses

No.	Stakeholder	Question/Comment	Response
	STATUTORY		
	British Waterways	No objection	
	Thames Water	<p>No objection</p> <p>Waste Comments There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.</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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>Water Comments 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>Noted, informative added.</p> <p>Noted, informative added.</p> <p>Noted.</p>

No.	Stakeholder	Question/Comment	Response
		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.	Noted, informative added.
	INTERNAL		
	Transportation Team	<p>This development site is located in an area with a Medium public transport accessibility level and is located on Park Road which has the W7 bus route. The development site is also within a short walking some 470 metres of the 91, 41 and W3 bus routs which when combined, offer some 57buses per hour (two-way), for frequent connection to and from Finsbury Park tube station. We have subsequently considered that the majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site.</p> <p>In addition, our analysis with TRAVL trip forecast database suggests that based on comparable London sites: Exeter Road, E17, Porter Square N19 and Winchester Mews NW3, this development proposal comprising some 8 units and 822 sqm GFA, would only generate 4 in and out vehicle movements during the critical am peak. We have therefore accepted that this development would not result in any significant increase in generated trips/traffic on the adjacent roads. The site is also located in the Crouch End A CPZ which operates from 10 am to 12 noon. In addition the applicant has proposed 6 off street car parking spaces as per drawing N0 100C, and sheltered secure cycle storage facility and refuse collection as shown in drawing 101F. However, there are some concerns with this development proposal as the applicant has not indicated how many cycle parking spaces will be provided.</p> <p>A site visit conducted on the 4 June 2012 observed that the area surrounding the site will require some improvement in order to enhance the existing walking environment. We will therefore require the developer to enter to a S.106 agreement and contribute a sum of £14k (fourteen Thousand pounds) towards improvement to the footways abutting</p>	Noted, conditions added.

No.	Stakeholder	Question/Comment	Response
		<p>the site including the reconstruction of the existing vehicular cross over.</p> <p>Consequently the transportation and highways authority would not object to this application subject to the following conditions:</p> <p>1) The applicant is required to ensure that adequate residential cycle parking space are provided in accordance with the 2011 London plan which required the developer to provide 10 secure sheltered cycle parking spaces.</p> <p>Reason: To minimise the traffic impact of this development on the adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>2. The applicant/ Developer will be required to contribute by way of a S.106 agreement £14,000 (Fourteen Thousand Pounds) for local transport infrastructure enhancement within the local area surrounding the site.</p> <p>Reason: To provide enhance walking and cycling facilities in order to promote travel by sustainable modes of transport to and from the site.</p> <p>3) The applicant enters into a S.106 agreement including provision that no residents within the proposed development will be entitled to apply for a resident's parking permit under the terms of any current or subsequent Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO</p> <p>Reason: To mitigate the parking demand generated by this development proposal on the local highways network by constraining car ownership and subsequent trips generated by car, resulting in increase travel by sustainable modes of transport hence reducing the congestion on the highways network</p> <p>4). the applicant/ Developer are required to submit a Construction Management Plan (CMP) and construction Logistics Plan (CLP) for the 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 Park Road is minimised. It is</p>	

No.	Stakeholder	Question/Comment	Response
		<p>also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation</p> <p>Informative: The new development will require numbering. The applicant should contact Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 1380) to arrange for the allocation of a suitable address.</p>	
	Building Control	<p>Building Regulation application required for these works.</p> <p>No comments to make regarding Fire Brigade access (Reg B5)</p>	<p>Noted.</p> <p>Noted.</p>
	Environmental Health	<p>Air Quality:</p> <p>The development proposed should be designated a car-free residential development.</p> <p><u>Contaminated land:</u></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</p>	<p>Transportation Team do not recommend this.</p> <p>Noted, condition added.</p>

No.	Stakeholder	Question/Comment	Response
		<p>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"> - 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. <p>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.</p> <p>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 the development is occupied.</p> <p>Reason</p> <p>To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>Control of Construction Dust:</p> <p>No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition</p>	<p>Noted, condition added.</p>

No.	Stakeholder	Question/Comment	Response
		<p>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.</p> <p>Green Roof:</p> <p>Full details of an extensive green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The green roof submission must provide/comprise of the following information:</p> <ul style="list-style-type: none"> a) biodiversity based with extensive/semi-intensive soils b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum. c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit. d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section <p>The green roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.</p> <p>Evidence that the green roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.</p> <p><u>As an informative:</u></p> <p>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</p>	<p>Buildings have already been demolished.</p>

No.	Stakeholder	Question/Comment	Response
		accordance with the correct procedure prior to any demolition or construction works carried out.	
	RESIDENTS	2 responses received.	
1	129 Park Road, N8	<p>3 storey building is out of keeping with surrounding 2-storey development</p> <p>Increased traffic congestion</p> <p>Concern over impact on local amenities</p>	<p>Building is lower than adjacent 2-storey terraces. Appearance of different floor heights minimised by setback</p> <p>Transportation team are satisfied with access arrangements. Residents will not have parking permits</p> <p>Education contribution provided. Local footway improved</p>
	123 Park Road, N8	<p>Loss of privacy</p> <p>Will dominate the view along Park Road as it is forward of the adjacent terraces</p> <p>Vehicles entering and exiting the site will cause disruption</p> <p>If there is parking with the development it will cause further pressure on local parking</p>	<p>Side facing windows will have only limited view</p> <p>The forward siting of the building is buffered by the set back from the terrace and glazed corner treatment</p> <p>Transportation team are satisfied with access arrangements</p> <p>Development has parking for 6 cars</p>

APPENDIX 2

PLANNING POLICIES

RELEVANT PLANNING POLICY

NATIONAL POLICY

National Planning Policy Statements and Framework

REGIONAL PLANNING POLICY

London Plan 2011

- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.11 Green roofs and development site environs
- Policy 6.1 Integrating transport & development
- Policy 6.3 Assessing transport capacity
- Policy 6.13 Parking
- Policy 7.2 Creating an inclusive environment
- Policy 7.3 Secured by design
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.8 Heritage Assets and Archaeology

The Mayor's Transport Strategy (May 2010)

The Mayor's Land for Transport Functions SPG (March 2007)

The Mayor's Sustainable Design & Construction SPG (2006)

The Mayor's Culture Strategy: Realising the potential of a world class city (2004)

The Mayor's Ambient Noise Strategy (2004)

The Mayor's Energy Strategy (2004)

The Mayor's Draft Industrial Capacity SPG (2003)

The Mayor's Air Quality Strategy: Cleaning London's Air (2002)

The Mayor's Biodiversity Strategy: Connecting with London's Nature (2002)

The Mayor's Planning for Equality & Diversity in Meeting the Spatial Needs of London's Diverse Communities SPG

The Mayor's Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation SPG

The Mayor's Accessible London: Achieving an Inclusive Environment SPG

The Mayor and London Councils' Best Practice Guide on the Control of Dust & Emissions during Construction

LOCAL PLANNING POLICY

Haringey Unitary Development Plan (Adopted July 2006; Saved July 2009)

- G1 Environment

- G2 Development and Urban Design
- UD1 Planning Statements
- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD8 Planning Obligations
- ENV6 Noise Pollution
- ENV7 Air, Water and Light Pollution
- ENV11 Contaminated Land
- M2 Public Transport Network
- M3 New Development Location and Accessibility
- M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
- M10 Parking for Development

Haringey Supplementary Planning Guidance (October 2006)

- SPG1a Design Guidance (Adopted 2006)
- SPG2 Conservation and Archaeology (Draft 2006)
- SPG4 Access for All (Mobility Standards) (Draft 2006)
- SPG5 Safety By Design (Draft 2006)
- SPG7a Vehicle and Pedestrian Movements (Draft 2006)
- SPG7b Travel Plans (Draft 2006)
- SPG7c Transport Assessment (Draft 2006)
- SPG8a Waste and Recycling (Adopted 2006)
- SPG8b Materials (Draft 2006)
- SPG8c Environmental Performance (Draft 2006)
- SPG8d Biodiversity, Landscaping & Trees (Draft 2006)
- SPG8e Light Pollution (Draft 2006)
- SPG8f Land Contamination (Draft 2006)
- SPG 8g Ecological Impact Assessment (Draft 2006)
- SPG 8h Environmental Impact Assessment (Draft 2006)
- SPG 8i Air Quality (Draft 2006)
- SPG9 Sustainability Statement Guidance Notes and Checklist (Draft 2006)
- SPG10a Negotiation, Mgt & Monitoring of Planning Obligations (Adopted 2006)
- SPG10d Planning Obligations and Open Space (Draft 2006)
- SPG10e Improvements Public Transport Infrastructure & Services (Draft 2006)
- SPD Housing

Planning Obligation Code of Practice No 1: Employment and Training (Adopted 2006)

Local Development Framework Core Strategy and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011. EiP July 2011)

- SP1 Managing Growth
- SP2 Housing
- SP4 Working towards a Low Carbon Haringey

- SP6 Waste and Recycling
- SP7 Transport
- SP9 Imp Skills/Training to Support Access to Jobs/Community Cohesion/Inclusion
- SP11 Design
- SP16 Community Infrastructure

Draft Development Management Policies (Published for Consultation May 2010)

- DMP9 New Development Location and Accessibility
- DMP13 Sustainable Design and Construction
- DMP20 General Principles
- DMP21 Quality Design
- DMP22 Waste Storage

Draft Sustainable Design and Construction SPD (October 2010)

Haringey's 2nd Local Implementation Plan (Transport Strategy) 2011 – 2031

OTHER DOCUMENTS

CABE Design and Access Statements

Diversity and Equality in Planning: A Good Practice Guide (ODPM)

Planning and Access for disabled people: A Good Practice Guide (ODPM)

Demolition Protocol Developed by London Remade

Secured by Design

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Planning Committee 10TH Septmber 2012

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2012/1279	Ward: Muswell Hill
Address: 185a Park Road N8 8JJ	
Proposal: Application for a new planning permission to replace an extant planning permission HGY/2009/0723, in order to extend the time limit for implementation, for creation of 6 x multi use games areas and two tennis courts together with close netted wire fence 4 metres high; new gravel footpath and 1 metre high retaining wall along with the insertion of 3 x underground rainwater collect and holding tanks. Placing of 10 x new seating benches and planting of trees and refurbishment of existing building into changing room	
Existing Use: Recreation / MOL	Proposed Use: Recreation / MOL
Applicant: MrChris Hadji-Panayi Sport Club UK Ltd	
Ownership: Private	
Date received: 25/06/2012 Last amended date: DD/MM/YYYY	
Drawing number of plans: TMC/01, 02A & TMC/03.	
Case Officer Contact: Matthew Gunning	
PLANNING DESIGNATIONS: Retrieved from GIS on 27/06/2012 Tube Lines, Road Network: C Road, UNKNOWN	
RECOMMENDATION - GRANT PERMISSION TO REPLACE EXTANT PERMISISON	

SUMMARY OF REPORT:

The current proposal is for the renewal of a previous consent issued in 2009 for the creation of 6 x multi use games areas (MUGA) and two tennis courts to be enclosed by 4 meters high close netted wire fencing. Since the approval of this previous application there has been no overriding change to National, London and Local Planning Policy. There is one material considered to take into account, namely in November 2011 permission was granted (on appeal) for the erection of 8 x 12m high flood lights in association with the approved scheme. The scheme however in terms of its scale, layout and design is still considered acceptable and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance and the traffic impact associated with the development will not adversely affect adjoining roads network.

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1.0	SITE PLAN
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13.0	APPENDICES Appendix 1: Comments on objections Appendix 2: Copy of appeal/App/Y5420/A/11/2157418 – for the ‘erection of 8 x 15.24m poles with illumination lighting’. Appendix 3: Copy of Committee Report HGY/2009/0723.

2.0 IMAGES



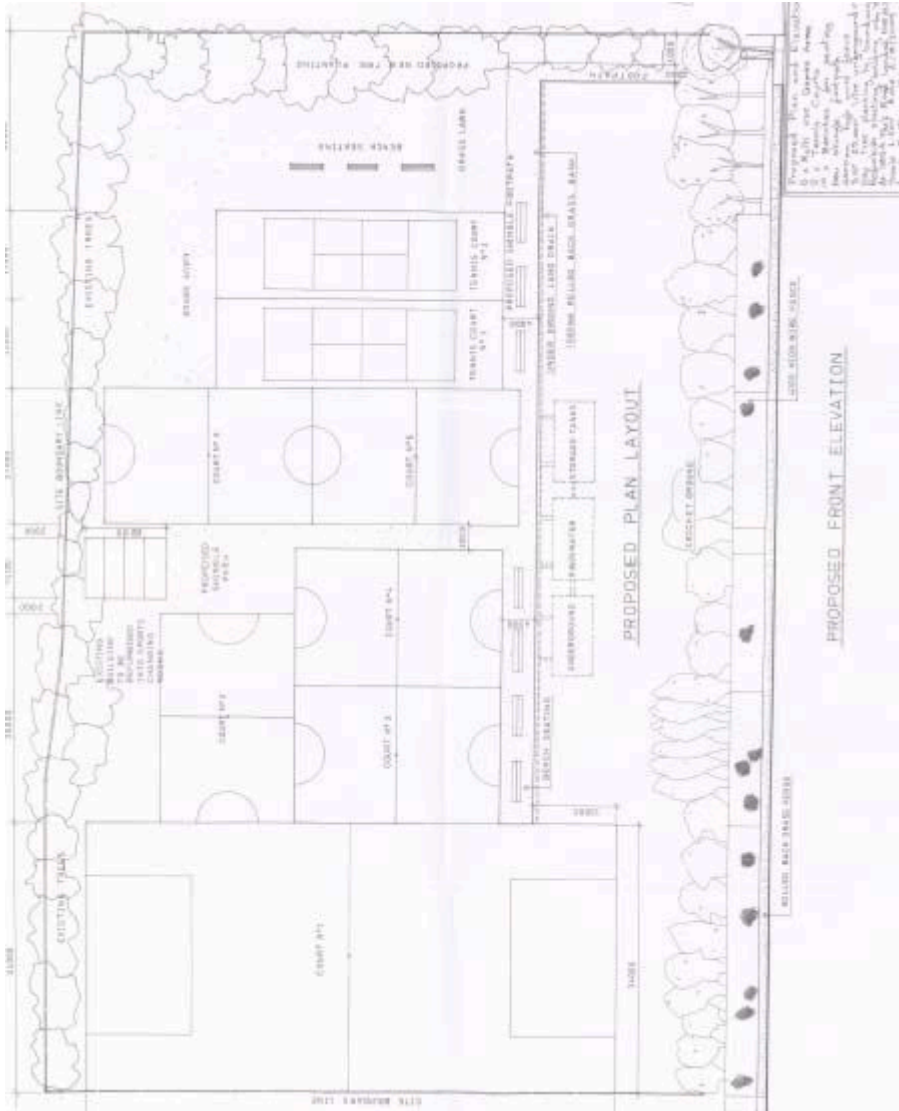
Existing Site Layout



View within the site (showing pavilion structure along western boundary)



Existing Pavilion Structure



Proposed Layout

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is located within the grounds formerly known as North Middlesex, Lawn Tennis and Bowls Club which is accessed off Park Road. The site comprises of a large clubhouse with an associated car park located to the northern part of the site. The site is largely dominated by the cricket pitch, however along the western boundary of the site there are three tennis courts and a bowling green with an associated pavilion building which is no longer actively used and are in a state of disrepair. The cricket pitch and clubhouse are actively used by North Middlesex Cricket Club.
- 3.2 The northern boundary of the site is bounded by the rear gardens of the properties on Cranley Gardens, while along the eastern boundary the site adjoins the rear gardens of Nos 171-191 Park Road. There is a footpath along the southern boundary which links Wood Vale and Park Road. Along the western boundary there are a number of tennis courts. The application site falls within land designated as Metropolitan Open Land (MOL). The site does not fall within a Conservation Area.

4.0 PLANNING HISTORY

HGY/1992/1034 – Erection of single storey pavilion extension to provide additional changing room facilities and replacement tennis clubhouse. – Approved 13/04/1993

HGY/1995/1392 – Change of use from tennis clubhouse to function room/restaurant – Refused 20-02-96

HGY/2007/1710 – Retention of refrigeration unit and three air conditioning units – Refused 09-10-07

HGY/2007/2299 - Retention of three air-conditioning units –Approved 31/12/2007

HGY/2008/1743 - Change of use and Refurbishment of derelict storage building into Day Nursery Use Class (D1) – Refused 02-12-08

HGY/2007/1834 - Demolition of existing storage and erection of new nursery building – Refused 23-10-07

HGY/2008/0380- Retaining of two storage containers to boundary of cricket ground –Refused 08/04/2008

HGY/2008/1743 - Change of use and Refurbishment of derelict storage building into Day Nursery Use Class (D1). – Refused 02-12-08

HGY/2009/0723 - Creation of 6 x multi use games areas and two tennis courts together with close netted wire fence 4 meters high; new gravel footpath and 1

metre high retaining wall along with the insertion of 3 x underground rainwater collect and holding tanks. Placing of 10 x new seating benches and planting of trees and refurbishment of existing building into changing rooms – Approved 23/09/2009

HGY/2010/2176 - Erection of 8 x 15.24m poles with illumination lighting – Refused 01/03/2011 - Allowed on appeal 23/11/2011

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy Framework

The NPPF was formally published on 27th March 2012. This document sets out the Government’s planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). This policy document states that “access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.” (Para.73).

5.2 London Plan 2011

Policy 7.17 Metropolitan Open Land
Policy 7.19 Biodiversity and access to nature

5.3 Haringey’s Local Plan; Strategic Policies (formerly the Core Strategy - Draft 2012

SP13 Open Space and Biodiversity

States that “New development shall protect and improve Haringey’s parks and open spaces” and new development shall:

- Secure improvements, enhancement and management in both quality and access to existing green spaces;
- Seek to secure opportunities for additional publicly accessible open space

SP15 Culture and Leisure

States that “the Council will safeguard and foster the borough’s existing recreational and sporting facilities through:

- The protection and enhancement of sporting and leisure facilities in areas of deficiency; and
- The dual use of the borough’s cultural assets, such as land and buildings to meet the needs of local communities”.

SP16 Community Facilities

States that “the Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey’s communities”.

5.4 Unitary Development Plan 2006

- G9 Community Well Being
- UD3 General Principles
- UD4 Quality Design
- ENV2 Surface Water Runoff
- ENV6 Noise Pollution
- ENV7 Air, Water & Light Pollution
- CLT1 Provision of New Facilities
- OS2 Metropolitan Open Land (MOL)
- OS11 Biodiversity
- OS13 Playing Fields
- OS17 Tree Protection, Tree Masses and Spines
- M6 Road Hierarchy
- M10 Parking for Development

5.5 Supplementary Planning Guidance

- SPG8d Biodiversity, Landscape & Trees

5.6 Other

Sport England ‘A guide to the Design, Specification and Construction of Multi Use Games Areas (MUGAs) including Multi Sport Synthetic Turf Pitches (STPs) Parts 1, 2, 3

6.0 **CONSULTATION**

Statutory	Internal	External
Sports England	Transportation Ward Councillors	<u>Amenity Groups</u> CREOS - Crouch End Open Space Cranley Gardens Residents Association <u>Local Residents</u> 171-191 Park Road 119- 185 Cranley Gardens 1-35a Wood Vale

7.0 **RESPONSES**

Transportation

7.1 The highway and transportation comments made in relation to previously approved application HGY/2009/0723 highlighted concerns regarding lack of designated disabled parking bays, lack of cycle storage and the narrow width of the access onto Park Road. However, it has been noted that the above concerns were addressed via the imposition of appropriate conditions upon the previous decision notice. As this is the case the highway and transportation authority would not wish to object to the above application for renewal of permission subject to the re-imposition of the conditions as

1. Prior to development commencing details of the number of, type, finish and location of 20 secure cycle stands as well as 2 disabled car parking spaces shall be submitted to and approved in writing by the Local Planning Authority and thereafter provided in accordance with the approved details

Reason: To ensure satisfactory facilities for cyclists and adequate disabled parking provision.

2. No part of the development hereby permitted shall be brought into use until works to create a 4.1metres-wide access onto Park Road, which would allow entering and exiting vehicles to pass each other, have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented.

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

Sports England

7.2 The principle of the development has already been established by the HGY/2009/0723 planning application. The current application is to extend the time limit for the implementation. This being the case, Sport England does not wish to raise an objection to this application.

7.3 The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grant funding. If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

CREOS - Crouch End Open Space (Crouch End Playing Fields Protection Society)

7.4 "The original application had been extremely controversial and attracted an unusually high number of objections, including our own very detailed

objections. The behaviour of the applicants in intervening years and months has served to reinforce those original objections.

1. Despite forswearing any intention subsequently to seek permission for floodlighting for these new areas that is exactly what the applicants did. We therefore feel that the Committee and public were misled at that time and it would be wrong to reward such behaviour with a renewal of permission. London Borough of Haringey's commendable decision to turn down the floodlighting application was subsequently overturned by the Planning Inspectorate.
2. The Planning Inspectorate review of the later floodlighting application was seriously flawed and unsatisfactory (a copy of our letter of complaint to the Planning Inspectorate was copied to you). They admitted shortcomings in their conduct of that appeal but did not retract their decision.
3. In our view, the failure of the applicants to progress their first consent illustrates the speculative nature of the application. They are adding value to their enterprise at the cost of drawn out uncertainty and blight to adjacent residents.
4. The site has fallen into considerable neglect during the current proprietorship. Boundary fencing is partially collapsed and potentially unsafe. Intruders are readily able to access the site and cause nuisance. There are unsightly accumulations of rubbish and junk and these also provide harbourage for pests. The fact that the Club is content to tolerate such conditions reflects very unfavourably on their commitment to the wider area and their neighbours. London Borough of Haringey might wish to consider action in this regard under s215 of the Town and Country Planning Act 1990.
5. As far as we are aware, the Club has failed to investigate the impact of their proposals on bat populations or other wildlife and the environment generally.
5. We query whether the tennis courts required by London Borough of Haringey in place of one or two of the originally proposed multi-use games areas actually comply with Lawn Tennis Association guidelines on space standards. We believe they are just rectangular shaped areas and suspect that other uses will follow.
6. We remain of the view that the impact of traffic and parking on traffic flows in Park Road and resident parking availability in Cranley Gardens, N10 and other nearby residential roads will be severe. Park Road is a major and through route. There is inadequate parking provision on site. All of this will cause delays and congestion and may increase the likelihood of accidents.

For all the above reasons we would ask for this proposal to be remitted back to the Committee for public examination and would urge London Borough of Haringey to reject the application.”

Cllr Bloch

- 7.5 “On behalf of the councillors of Muswell Hill Ward I want to strongly object to this application. We totally back the comments made by CREOS so I will not repeat them save to say that by turning this application down the Council Planning Officers may redeem themselves in the eyes of the residents. This

application given the amount of resident opposition should definitely not be decided by delegated powers but should go to planning committee for decision.”

Local Residents

- 7.6 Letters of objection/ comment have been received from the residents of the following properties No's 169, 274 Park Road, No's 5, 17, 19, 23, 27, 36 Wood Vale, No 8 Connaught Gardens and No's 121, 167, 169, 171 Cranley Gardens. The objections are summarised as follows:

Traffic & Parking

- Significant increase in traffic;
- Already significant parking problems and road congestion in the area;
- No provision for extra parking;

Impact on Residential Amenity

- Additional pitches would produce an intolerable amount of noise and verbal abuse;
- Noise issues both from multiple games of football being played simultaneously and the social activities at the Pavillion which already cause noise disturbance for neighbours;
- Multi use games areas are inappropriate in this residential area because of the noise level generated;
- Existing problems of noise pollution associated with evening events (especially Friday evening/ night);
- Impact of bright lights on amenity of nearby residents;
- Nuisance to local residents from light, noise and traffic;
- Changing room development should be no higher than the building to avoid any visual intrusion;

Impact on Ecology

- Impact of this development on the wildlife that has colonised the area in recent years;
- Some area of undeveloped land should be left for wildlife in order to protect nocturnal species, we would want guarantees that the sports pitches, changing rooms or paths to them, would not be lit after dark and that noise would be kept to a minimum;
- Floodlit towers at this height are out of keeping with the area which is metropolitan open land and has a thriving wildlife population which will inevitably be disturbed by such bright lights;

Other

- The area is already exceptionally well provided for with sports facilities;

- The fact that they have not proceeded with the work suggests that there is no real demand for it;
- The area is designated as 'Metropolitan open space', and as such belongs to the public, meaning it would be unlawful to sell it to a private bidder or allow any development by anyone other than the parks department;

Gardens Residents' Association

- 7.7 The HGY/2012/1279 proposal is relevant to Cranley Gardens Residents' Association firstly because the MOL site directly abuts back gardens of Cranley Gardens houses, and secondly because the bottom end of Cranley Gardens would be adversely affected by increased parking pressure. Residents are concerned about both these aspects, and additionally are not convinced that the Pavilion has as many parking spaces as it indicated in its original application. Please would Haringey Council check this on the site visit, and if the proposal were allowed, ensure that adequate parking provision is required to be implemented on-site.
- 7.8 Residents of the houses abutting the 185a Park Road site are particularly concerned that the proposal would have an adverse impact on noise levels which would be detrimental to their enjoyment of their back gardens. Football is naturally a far noisier game than cricket or tennis. Local residents have already found this from the football sessions that sometimes take place at the site. The further aspect of noise problems will arise from people coming and going in the general area around the Pavilion.
- 7.9 The impact on local wildlife has not as far as Cranley Gardens Residents' Association is aware been adequately looked into. This is a neighbourhood with bats and owls. The proposal doesn't merit planning permission on grounds of need this time round as there is now ample equivalent provision elsewhere in the area, usually better sited than 185a Park Road, avoiding nuisance to residential properties. Schools for example have resources, and commercially there is a large PowerLeague nearby at Bobby Moore Way, London N10 which has an ideal site between other open land and a dual carriageway road, (the A406).
- 7.10 On account of all these factors we urge Haringey Council not to grant the 185a Park Road planning permission this time. If however the planning permission were to be extended at all, then constraining it by more imposing stringent conditions would help reduce the impact of the scheme. We suggest the following are incorporated in conditions:

1. Reduced evening operation time

Could the evening hours of operation to be reduced to not after 6.00pm so that local residents can enjoy at least some evening-time in their own homes and gardens in peace and quiet?

Reason: Otherwise, large numbers of local residents will have no peaceful daylight time in their gardens at all.

2. Augmented soft landscaping screening

Reason: Substantially thickening the natural barrier of bushes and trees to be planted would mitigate against the adverse impacts of this proposal on Cranley Gardens residents. A further effect of this is that it could also mitigate against any negative impact on wildlife.

High School

7.10 The head teacher of Heartlands High School writes in support of the application and explains that:

“As a new school we require the use of outdoor pitches and sports facilities. The school adjudicator highlighted these as conditions for the opening of the school. The planning application and proposals put forward by the Middlesex Club will have a direct impression upon young people within the community and for students from our school. We would like to enter an agreement with the club and this application would allow them to meet the requirements for our curriculum and out of hours use Furthermore with enhanced access after school we would be able to engage in activities that would enrich the experience of our young people. The local area has a deficit in facilities such as this and as a local resident and head it would make a significant difference and would be fully supported by governors”.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 Planning permission was granted in September 2009 for the following:

- creation of 6 x multi use games areas (MUGA) (which could be used for basketball, netball and football) and two tennis courts to be enclosed by 4 meters high close netted wire fence;
- creation of a new footpath and 1 metre high retaining wall;
- insertion of 3 x underground rainwater collect and holding tanks.
- placing of 10x new seating benches;
- planting of trees;
- and refurbishment of existing building along the western boundary of the site into changing rooms.

8.2 The scheme as approved in 2009 was amended from that initially submitted so as to maintain more open space and vegetation along the boundaries of the site. One of the large multi functional pitches has been lost with the introduction of two smaller tennis courts closer to the rear gardens of Cranley Gardens”.

8.3 In November 2011 permission was granted (on appeal) for the erection of 8 x 15.24m poles with illumination lighting. The LPA considered that the

floodlighting, even as amended, would be unacceptable, adversely affecting the residential amenities of those nearby and the character of the MOL, due to light pollution and the nuisance likely to arise from the additional hours and intensity of use.

- 8.4 A copy of the appeal decision is attached in Appendix 2. In this decision the Inspector states that “the sports ground is, in itself, fairly utilitarian: it is designed to be used for sporting activities: it lies beside similar facilities, some of which are floodlit, and in the midst of a city: and, no evidence is adduced to demonstrate that it has any special quality for the environment or wildlife”. The Inspector went on to say:

“on the contrary, parts of it are clearly run down and under-used. I think that the proposal might encourage its regeneration and, in galvanising more use of this local facility, enhance sporting and recreational opportunities for the health and benefit of the local community, including children and young people. I do not accept, therefore, that the floodlighting or the consequent use of the facilities proposed would seriously impair the character and environmental value of this open space”

- 8.5 In conclusion the Inspector states that he “found that this scheme would not seriously impair the character and environmental value of this open space nor spoil the amenities that neighbouring residents might reasonably expect to enjoy.
- 8.6 Condition 5 of this consent required that the floodlights be switched off at 18.00 hours and until 8.00 hours between October and March and at 20.00 hours and until 8.00 hours between April and September. Condition 6 of the 2009 application stated that the MUGA shall not be used other than between the hours of 08.00 and 18.00 during the winter months (October to March) and between the hours of 08.00 and 21.00 during the summer months (April-September). There is a slight difference (of 1 hour) therefore between the hours of use of the MUGA and the switching off the floodlight.
- 8.7 The current application is in effect a renewal of the previous 2009 consent. The details assessment of the planning issues was carried out as per the committee report prepared for planning reference: LPA HGY/2009/0723, attached in Appendix 3.
- 8.8 The Town and Country Planning (General Development Procedure (Amendment No.3) (England) Order 2009 which amended the Town and Country Planning (General Development Procedure) Order 1995 to allow extensions to extant permissions. The regulations came into effect on 1st October 2009.
- 8.9 While the PPG2 & 17 have been superseded by the National Planning Policy Framework and the London Plan has been revised since this previous application has been approved, there are no overriding changes in the Council’s policy position or no new material considerations to take account of.

The proposal is considered to be in accordance with Haringey's emerging Local Plan: Strategic Policies (April 2012).

- 8.10 The scale layout and design of the previously approved scheme is still considered acceptable and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance and the traffic impact associated with the development will not adversely affect adjoining roads network

10.0 HUMAN RIGHTS

- 10.1 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.

11.0 EQUALITIES

- 11.1 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.

12.0 CONCLUSION

- 12.1 This determination has been made having regards to the previous consent under LPA Ref: HGY/2009/0723. The current proposal is a renewal of this previous consent. The scheme in terms of its scale layout and design is still considered acceptable and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance and the traffic impact associated with the development will not adversely affect adjoining roads network. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', ENV6 'Noise Pollution', M6 'Road Hierarchy; M10 'Parking for Development; OS2 'Metropolitan Open Land (MOL)', OS11 'Biodiversity', OS13 'Playing Fields', OS17 'Tree Protection, Tree Masses and Spines'. Given the above this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) TMC/01, 02A & TMC/03.

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.

SITE LAYOUT & LANDSCAPING

- 3. That prior to the commencement of the development, hereby approved, full details of the surface treatment of all areas of hardsurfacing within the applicable part of the site as well as details of the close netted wire fence shall be submitted to and approved in writing by the Local Planning Authority. These areas shall then be constructed and marked out in accordance with the approved details prior to their first use, or other timescale as agreed in writing with the Local Planning Authority.**

Reason: In the interests of visual amenity of the area.

- 4. A scheme for native tree/shrub planting around the proposed MUGA (including details of species, number, size, location and density) shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved tree planting shall be completed within the first planting season following completion of the development approved. Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.**

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

5. **Prior to development commencing details of the number of, type, finish and location of 20 secure cycle stands as well as 2 disable car parking spaces shall be submitted to and approved in writing by the Local Planning Authority and thereafter provided in accordance with the approved details.**

Reason: To ensure satisfactory facilities for cyclists and adequate disabled parking provision.

6. **A scheme for the repair/ replacement of the fence along the southern boundary of the site adjoining the public footpath shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the development. This scheme shall be fully implemented before the multi use games area hereby approved is brought into use.**

Reason: To prevent danger, obstruction and inconvenience to users of the adjoining public footpath

7. **No part of the development hereby permitted shall be brought into use until works to create a 4.1metres-wide access onto Park Road, which would allow entering and exiting vehicles to pass each other, have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented.**

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

CONTROLS ON USE

8. **The MUGA shall not be used other than between the hours of 08.00 and 18.00 during the winter months (October to March) and between the hours of 08.00 and 21.00 during the summer months (April-September).**

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site.

NATURE CONSERVATION

9. **No development shall take place until a Phase 1 habitat survey, bat roost potential survey, has been carried out and approved in writing by the Local Planning Authority prior to the implementation of the development hereby permitted. Should the presence of bats on site be found, then no development shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the Local Planning Authority.**

Reason: To safeguard the ecology of the Metropolitan Open Lane and to protect species in line with UK and European Law.

OTHER

9. To the extent that it is lawfully permitted to do so, the applicant shall use reasonable endeavours to ensure that not less than 20 percent (20%) of the onsite workforce (excluding managers and supervisors) employed during the construction of the development shall be 'local residents'. In the event that achieving 20% proves impracticable for reasons notified in writing to the Council, then a lower figure will be agreed by the council as local planning authority. The applicant shall provide written records of the recruitment process undertaken and the resulting employment outcomes required to fulfil this condition, to the local planning authority, prior to the occupation of the development.

Reason: In order to support local residents in gaining access to employment and training opportunities in the borough.

REASONS FOR APPROVAL

This determination has been made having regards to the previous consent under LPA Ref: HGY/2009/0723. The current proposal is a renewal of this previous consent. The scheme in terms of its scale layout and design is still considered acceptable and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance and the traffic impact associated with the development will not adversely affect adjoining roads network. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', ENV6 'Noise Pollution', M6 'Road Hierarchy; M10 'Parking for Development; OS2 'Metropolitan Open Land (MOL)', OS11 'Biodiversity', OS13 'Playing Fields', OS17 'Tree Protection, Tree Masses and Spines'

APPENDIX 1: COMMENTS ON OBJECTIONS

No.	Stakeholder	Comments	Response
1	Transportation	<p>Comments made in relation to previously approved application HGY/2009/0723 highlighted concerns regarding lack of designated disabled parking bays, lack of cycle storage and the narrow width of the access onto Park Road;</p> <p>Noted that the above concerns were addressed via the imposition of appropriate conditions upon the previous decision notice.</p> <p>Transportation do not object to the above application for renewal of permission subject to the re-imposition of the conditions.</p>	<p>Noted and conditions imposed.</p>
2	Sports England	<p>The principle of the development has already been established by the HGY/2009/0723 planning application. The current application is to extend the time limit for the implementation. This being the case, Sport England does not wish to raise an objection to this application.</p>	<p>Noted. Sports England notified about Planning Committee.</p>

No.	Stakeholder	Comments	Response
		<p>The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grant funding. If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.</p>	
3	CREOS / Crouch End Open Space	<p>Original application had been extremely controversial and attracted an unusually high number of objections;</p> <p>The behaviour of the applicants in intervening years and months has served to reinforce those original objections;</p> <p>Feel that the Committee and public were misled at that time and it would be</p>	<p>Application is going before Planning Committee for them to review/ take note of the appeal decision;</p>

No.	Stakeholder	Comments	Response
		<p>wrong to reward such behaviour with a renewal of permission;</p> <p>The Planning Inspectorate review of the later floodlighting application was seriously flawed and unsatisfactory;</p> <p>They admitted shortcomings in their conduct of that appeal but did not retract their decision.</p> <p>In our view, the failure of the applicants to progress their first consent illustrates the speculative nature of the application.</p> <p>The site has fallen into considerable neglect during the current proprietorship. Boundary fencing is partially collapsed and potentially unsafe. Intruders are readily able to access the site and cause nuisance.</p> <p>There are unsightly accumulations of rubbish and junk and these also provide harbourage for pests. The fact that the Club is content to tolerate such conditions reflects very unfavourably on their commitment to the wider area and their neighbours.</p>	<p>Planning Inspectorate were entitled to comment to different view to that of the LPA in terms of the application for floodlighting;</p> <p>The Inspector gave weight to the fact there are floodlit tennis courts occupied by the Highgate Cricket and Lawn Tennis Club; The LPA have no seen any communication between CREOS and the Planning Inspectorate on this matter;</p> <p>There may be many reasons why the previously allowed scheme has not been implemented (difficulty in securing funding, lack of interest/ oversupply of similar facilities). These are however not material to making a decision on this application.</p> <p>The dilapidated nature of the site is noted. As per Condition 6 above (as put forward by Members of the Planning Committee previously) a scheme for the replacement/ repair of the fence along the southern boundary of the site is required prior to the completion of the development.</p>

No.	Stakeholder	Comments	Response
		<p>The Club has failed to investigate the impact of their proposals on bat populations or other wildlife and the environment generally;</p> <p>Question as to whether the tennis courts areas actually comply with Lawn Tennis Association guidelines on space standards;</p> <p>The impact of traffic and parking on traffic flows in Park Road and resident parking availability in Cranley Gardens, N10 and other nearby residential roads will be severe.</p> <p>Park Road is a major and through route. There is inadequate parking provision on site. All of this will cause delays and congestion and may increase the likelihood of accidents.</p>	<p>A condition will be applied asking for a Phase 1 Habitat/ Bat Survey to be submitted;</p> <p>The LPA cannot insist that the courts meet Lawn Tennis Association guidelines. There are tennis courts in the broader area which do not meet current Lawn Tennis guidelines. In order to generate local interest/ demand for the use of these tennis courts it is in the interest in the applicant to meet these guidelines.</p> <p>45 car parking spaces</p>
4	Cllr Bloch	<p>As Ward Councillor strongly objects to the application and supports comments made by CREOS.</p> <p>Ask that the application is refused and “should definitely not be decided by delegated powers but should go to</p>	<p>Noted.</p> <p>Application brought before Planning Committee for them take note of appeal decision allowing floodlighting.</p>

No.	Stakeholder	Comments	Response
5	Local Residents	<p>planning committee for decision”</p> <ul style="list-style-type: none"> - Significant increase in traffic; - Already significant parking problems and road congestion in the area; - No provision for extra parking; - Additional pitches would produce an intolerable amount of noise and verbal abuse; - Noise issues both from multiple games of football being played simultaneously and the social activities at the Pavilion which already cause noise disturbance for neighbours; - Multi use games areas are inappropriate in this residential area because of the noise level generated; 	<ul style="list-style-type: none"> - The coming and going associated with this use are not considered to be significant. The proposed MUGA will in part be used by schools who will travel by minibus and by member of the local community who may car share (particularly parents bringing a number of children) or walk to this facility. - 45 parking spaces provided which is considered adequate. Cycle parking is also required. - The nearest MUGA court will be 44m away from the northern boundary. The rear gardens of these properties on Cranley Gardens are in excess of 35m deep. - There is more screening along the western boundary of the site which adjoins other tennis courts and which are located behind the rear gardens of properties (No’s 1 to 35a) on Wood Vale. The closest property on Wood Vale is 75m away from the boundary of the application site. - The MUGA and tennis courts will replace the forlorn tennis courts and bowling green. These courts will complement the sports facilities provided on site and in the immediate area. As explained by the Planning Inspector “much of this open space, designated as Metropolitan Open Land, remains in use as a cricket”.

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> - Existing problems of noise pollution associated with evening events (especially Friday evening/ night); - Impact of bright lights on amenity of nearby residents; - Nuisance to local residents from light, noise and traffic; - Changing room development should be no higher than the building to avoid any visual intrusion; - Impact of this development on the wildlife that has colonised the area in recent years; - Some area of undeveloped land should be left for wildlife in order to protect nocturnal species, we would want guarantees that the sports pitches, changing rooms or paths to them, would not be lit after dark and that noise would be kept to a minimum; - Floodlit towers at this height are out of keeping with the area which is 	<ul style="list-style-type: none"> - Time limits as previously recommended will apply to prevent disturbance to local residents and the enjoyment of their houses and gardens. - Considered in the appeal decision. The Inspector noted that the floodlight would be positioned about 38m from the boundary with the nearest property on Cranley Gardens (not including depth of the garden) “that a considerable degree of separation would be achieved” and “moreover, new tree planting is proposed ...thereby strengthening the intervening vegetation apparent in the adjacent back garden”. - The profile and height of the new changing rooms will be the same as that of the existing structure. - The area of hardsurfacing has been reduced in order to bring the development further away from boundaries of the site which have vegetation and which is of importance for ecological reasons. Additional planting will be provided along the northern boundary of the site which will help biodiversity of the site as well reduce its visual impact. Given the extent of hardsurfacing to this part of the site and given the fact that there are numerous tennis courts surrounding this part of the site and the fact that this site has no specific ecological designation within the current UDP, the LPA would not be in a position to refuse this application on such a ground. - There are some floodlit tennis courts in the area. As per the appeal decision the height of the approved floodlight will be

No.	Stakeholder	Comments	Response
		<p>metropolitan open land and has a thriving wildlife population which will inevitably be disturbed by such bright lights;</p> <ul style="list-style-type: none"> - The area is already exceptionally well provided for with sports facilities; - The fact that they have not proceeded with the work suggests that there is no real demand for it; - The area is designated as 'Metropolitan open space', and as such belongs to the public, meaning it would be unlawful to sell it to a private bidder or allow any development by anyone other than the parks department. 	<p>12m, reduced from 15m. The Inspector considered that such a reduction "would further reduce the risk of visual intrusion" and with the addition of a louver and the separating distance this will mitigate against light intruding into adjacent homes.</p> <ul style="list-style-type: none"> - Point noted, however the improvement of existing facilities could not be resisted/ refused. - Point noted and discussed above. - MOL can be on privately owned land. The designation of MOL does not mean it "belongs to the public". The application site of which the majority remains as cricket ground is accessible to the public, although restricted. The land in question may be subject to covenants, however the presence of a covenant does not prohibit an application being submitted and determined.
6	Cranley Gardens Residents' Association	<p>The proposal is relevant to Cranley Gardens Residents' Association firstly because the MOL site directly abuts back gardens of Cranley Gardens houses, and secondly because the bottom end of Cranley Gardens would be adversely affected by increased parking pressure.</p> <p>Residentsare not convinced that the Pavilion has as many parking spaces as it indicated in its original application.</p>	<ul style="list-style-type: none"> - In deterring the last application the number of spaces were counted.

No.	Stakeholder	Comments	Response
		<p>Residents of the houses abutting the 185a Park Road site are particularly concerned that the proposal would have an adverse impact on noise levels which would be detrimental to their enjoyment of their back gardens.</p> <p>Football is naturally a far noisier game than cricket or tennis.</p> <p>Further aspect of noise problems will arise from people coming and going in the general area around the Pavilion.</p> <p>The impact on local wildlife has not as far as Cranley Gardens Residents' Association is aware been adequately looked into. This is a neighbourhood with bats and owls.</p> <p>The proposal doesn't merit planning</p>	<ul style="list-style-type: none"> - The distances between the MUGA and nearby properties is significant. Existing and proposed additional planting adjacent to back garden boundaries will act as a sound barrier. - It is accepted that football is generally noisier however in this case the MUGA are smaller than those found at Powerleague facilities and as such will not generate significant noise levels. - As noted above the proposed MUGA will in part be used by schools who will travel by minibus and by member of the local community who may car share (particularly parents bringing a number of children) or walk to this facility. - The area of hardsurfacing has been reduced in order to bring the development further away from boundaries of the site which have vegetation and which is of importance for ecological reasons. Additional planting will be provided along the northern boundary of the site which will help biodiversity of the site as well reduce its visual impact. The site in question does not have an ecological designation however a Phase 1/ Bat Survey is required to be submitted. - In the event that the presence of bats found then details of measures for bat migration and conservation are required to be submitted. - Need in itself was not the reason for previously granting

No.	Stakeholder	Comments	Response
		<p>permission on grounds of need..... Schools for example have resources, and commercially there is a large PowerLeague nearby at Bobby Moore Way, London N10 which has an ideal site between other open land and a dual carriageway road, (the A406).</p> <p>If planning permission were to be extended....then stringent conditions would help reduce the impact of the scheme</p> <p>1. Reduced evening operation time Could the evening hours of operation to be reduced to not after 6.00pm so that local residents can enjoy at least some evening-time in their own homes and gardens in peace and quiet?</p> <p>2. Augmented soft landscaping screening</p>	<p>planning permission; however there is a planning policy position to improve existing open space and access.</p> <p>- The hours as put forward previously are considered to be acceptable (MUGA shall not be used other than between the hours of 08.00 and 18.00 during the winter months (October to March) and between the hours of 08.00 and 21.00 during the summer months April-September). Reflecting the hours imposed by the Planning Inspector on the application for floodlights, the MUGA will be required to not operate after 20.00 hours between April and September.</p> <p>- This was previously required as per the consent issued in 2009 and also as per conditions 6 & 7 of the Inspector's appeal decision.</p>
7	Heartlands High School	The headteacher of Heartlands High School writes in support of the application and explains that as a new school they require the use of outdoor pitches and sports facilities.	Noted

No.	Stakeholder	Comments	Response
		<p>The school adjudicator highlighted these as conditions for the opening of the school. The planning application and proposals put forward by the Middlesex</p>	

APPENDIX 2: APPEAL DECISION

Appeal Decision

Site visit made on 8 November 2011

by D R Cullingford BA MPhil MRTPI

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

Decision date: 23 November 2011

Appeal Ref: APP/Y5420/A/11/2157418

Land to the rear of 185 Park Road, London, N8 8JJ

- This appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is by Sports Club UK Limited against the decision of the Haringey London Borough Council.
 - The application (ref: HGY/2010/2176 and dated 22 November 2010) was refused by notice dated 1 March 2011.
 - The development is described as the 'erection of 8 x 15.24m poles with illumination lighting'.
-

Decision

1. For the reasons given below, I allow this appeal and grant outline planning permission for the erection of 8 poles with flood-lights attached on land to the rear of 185 Park Road, London in accordance with the terms of the application (ref: HGY/2010/2176) dated 22 November 2010, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the submitted plans, as amended by the plans attached to the email sent to Steve Lain from Tass Efstathiou on 1 February 2011, except as required by the conditions set out below.
 - 3) Further details of the floodlighting, hereby permitted, shall be submitted to, and approved in writing by, the Local Planning Authority before any floodlighting pole is erected. Those details shall include the exact make and model of the floodlights, their alignment, the type of louver to be fitted and the method of its fitting (if necessary), the colour of the poles and the exact position (on a scale plan) of each pole. Development shall be carried out in accordance with the approved details.
 - 4) The poles, hereby permitted, shall be no higher than required to fit a floodlight at a height of 12m above the ground level in which the pole stands. No floodlight shall be fitted more than 12m above the ground immediately below.
 - 5) The floodlights, hereby permitted, shall be switched off at 18.00 hours and until 8.00 hours between October and March and at 20.00 hours and until 8.00 hours between April and September.
 - 6) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the land between the floodlit courts and pitches and the rear gardens of the houses in Cranley Gardens. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.
 - 7) All planting, seeding or turving comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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, unless the local planning authority gives written approval to any variation.

Reasons

2. The 8 floodlights would illuminate the football pitches and courts that are intended to replace the forlorn tennis courts and bowling green that now lie in the midst of the flat open ground, formerly used by the North Middlesex, Lawn Tennis and Bowls Club. Much of this open space, designated as Metropolitan Open Land, remains in use as a cricket ground with its associated pavilion. Beyond a tree-lined footpath to the south there are yet more sports facilities (a cricket ground and some floodlit tennis courts occupied by the Highgate Cricket and Lawn Tennis Club). To the north, beyond their long rear gardens, stand solid suburban detached and semi-detached villas in Cranley Gardens: to the east, beyond the expanse of the intervening cricket ground, are the houses in Park Road.
3. The Council explain that planning permission was granted in 2009 for the creation of 6 multi-use games areas and 2 tennis courts here subject to a condition that no floodlighting should be installed in order safeguard local amenity and the character of the MOL. Hence, it is not surprising that they have refused planning permission for the current proposal. They consider that the floodlighting, even as amended, would be unacceptable, adversely affecting the residential amenities of those nearby and the character of the MOL, due to light pollution and the nuisance likely to arise from the additional hours and intensity of use. The claim is that the scheme would be contrary to 'saved' policies UD3, ENV7, CLT1 and OS2. Those are the issued on which this appeal turns.

Metropolitan Open Land

4. Policy OS2 seeks to safeguard the character and quality of Metropolitan Open Land and, although essential facilities for outdoor sport would normally be acceptable, they should not impair the openness of the MOL. The character and quality of this open land is that of an expansive sports field. I do not see that a limited degree of floodlighting over a modest area of such a place would be inherently incongruous. The sports ground is, in itself, fairly utilitarian: it is designed to be used for sporting activities: it lies beside similar facilities, some of which are floodlit, and in the midst of a city: and, no evidence is adduced to demonstrate that it has any special quality for the environment or wildlife. On the contrary, parts of it are clearly run down and under-used. I think that the proposal might encourage its regeneration and, in galvanising more use of this local facility, enhance sporting and recreational opportunities for the health and benefit of the local community, including children and young people. I do not accept, therefore, that the floodlighting or the consequent use of the facilities proposed would seriously impair the character and environmental value of this open space.

Residential amenities

5. I realise that many local people have objected to this scheme and that policy ENV7 aims to separate potentially polluting activities from sensitive ones such as homes. But I estimate that the nearest dwellings in Cranley Gardens stand behind rear gardens some 40m in depth. Since the nearest floodlight would be positioned about 38m from that boundary, I think that a considerable degree of separation would be achieved. Moreover, new tree planting is proposed, thereby strengthening the intervening vegetation apparent in the adjacent back

Appeal Decision: APP/Y5420/A/11/2157418

gardens. And, of course, the whole of the cricket ground would lie between the proposed floodlit pitches and the back gardens of the dwellings on Park Road.

6. Other safeguards exist. First, the scheme has been revised and the revision is supported by the Council's Street Lighting Manager, provided that the floodlights are correctly aligned with the addition of a louver catered for, should that be necessary to avoid light intruding into the adjacent homes; those provisos could be the subject of appropriate conditions. Second, although the proposal is for poles over 15m in height, it is clear that the advice from Thorn Lighting is that floodlights fitted just 12m high would suffice; such a reduction would further reduce the risk of visual intrusion likely to be experienced by those in the vicinity. Third, the use of the multi-use games areas and tennis courts granted planning permission in 2009 is restricted to 8.00-18.00 hours between October and March and to 8.00-20.00 hours between April and September. In those circumstances, the proposed floodlights are unlikely to be used for more than a couple hours during the evenings and often for much less; an appropriate condition could require the lights to be turned off when the use of the pitches is required to cease. In my view, such a balance between the use of the sports pitches and the peace and quiet residents might expect to enjoy in the vicinity of such a facility would be reasonable.
7. Taking those matter into account, and subject to the controls indicated, I consider that this proposal would not seriously impair the amenities that neighbouring residents might reasonably expect to enjoy here. It follows that it would comply with the requirements of policy ENV7.

Other matters and conclusion

8. I have found that this scheme would not seriously impair the character and environmental value of this open space nor spoil the amenities that neighbouring residents might reasonably expect to enjoy. Hence, and in spite of considering all the other matters raised, I find nothing sufficiently compelling to alter my conclusion that this appeal should be allowed, subject to the conditions set out above and the reasons for imposing them. My conclusion rests on those assumptions.



INSPECTOR

APPENDIX 3: COMMITTEE REPORT – 15TH September 2009

Planning Committee 15 September 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0723

Ward: Muswell Hill

Date received: 29/04/2009

Last amended date: 20TH August 09

Drawing number of plans: TMC/01, 02A & TMC/03.

Address: 185A Park Road N8

Proposal: Creation of 6 x multi use games areas and two tennis courts together with close netted wire fence 4 meters high; new gravel footpath and 1 metre high retaining wall along with the insertion of 3 x underground rainwater collect and holding tanks. Placing of 10 x new seating benches and planting of trees and refurbishment of existing building into changing rooms. (AMENDED DESCRIPTION & AMENDED PLANS).

Existing Use: Recreation / MOL

Proposed Use: Recreation / MOL

Applicant: Mr Chris Hadji-PanayiSport Club UK Ltd

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is located within the grounds formerly know as North Middlesex, Lawn Tennis and Bowls Club which is accessed of Park Road. The site comprises of a large clubhouse with an associated car park located to the northern part of the site. The site is largely dominated by the cricket pitch, however along the western boundary of the site there are three tennis courts and a bowling green with an associated pavilion building which is no longer actively used and are in a state of disrepair. The cricket pitch and clubhouse are actively used by North Middlesex Cricket Club.

The northern boundary of the site is bounded by the rear gardens of the properties on Cranley Gardens, while along the eastern boundary the site adjoins the rear gardens of No's 171-191 Park Road There is a footpath along the southern boundary which links Wood Vale and Park Road. Along the western boundary there are a number of tennis courts. The application site falls within land designated as Metropolitan Open Land (MOL). The site does not falls within a Conservation Area.

PLANNING HISTORY

HGY/1992/1034 – Erection of single storey pavilion extension to provide additional changing room facilities and replacement tennis clubhouse. – Approved 13/04/1993

HGY/1995/1392 – Change of use from tennis clubhouse to function room/restaurant – Refused 20-02-96

HGY/2007/1710 – Retention of refrigeration unit and three air conditioning units – Refused 09-10-07

HGY/2007/2299 - Retention of three air-conditioning units –Approved 31/12/2007

HGY/2008/1743 - Change of use and Refurbishment of derelict storage building into Day Nursery Use Class (D1) – Refused 02-12-08

HGY/2007/1834 - Demolition of existing storage and erection of new nursery building – Refused 23-10-07

HGY/2008/0380- Resiting of two storage containers to boundary of cricket ground –Refused 08/04/2008

HGY/2008/1743 - Change of use and Refurbishment of derelict storage building into Day Nursery Use Class (D1). – Refused 02-12-08

DETAILS OF PROPOSAL

This application is for the creation of 6 x multi use games areas (MUGA) (which could be used for basketball, netball and football) and two tennis courts to be enclosed by 4 meters high close netted wire fence. The proposal will also involve the creation of a new footpath and 1 metre high retaining wall along with the insertion of 3 x underground rainwater collect and holding tanks. In addition the proposal will involve the placing of 10x new seating benches and planting of trees and refurbishment of existing building along the western boundary of the site into changing rooms. This application has been amended from that initially submitted so as to maintain more open space and vegetation along the boundaries of the site. One of the large multi functional pitches has been lost with the introduction of two smaller tennis courts closer to the rear gardens of Cranley Gardens.

CONSULTATION

Transportation Group
Ward Councillors
Transportation Officer
171-191 Park Road
119- 185 Cranley Gardens
1-35a Wood Vale

RESPONSES

Letters of objection has been received from the residents of the following properties: No's 5, 99, 119, 121, 129, 133, 135, 137, 139, 143, 145, 151, 153, 161, 167, 169, 171, 175, 179 Cranley Gardens; No's 169, 181, 187, 191 Park Road; No's 2, 5, 9, 11, 17, 19, 21, 22, 25, 29, 35, 45, 77 Wood Vale; No's 8 & 69 Connaught Gardens; 94 Woodland Gardens, 7 Claremont Road N6, 9 Healey Street, NW1 and from Cranley Gardens Residents Association, Muswell Hill and Fortis Green Residents Association and CREOS (Crouch End Open Space).

These objections are summarised as follows:

- Inappropriate sports facility for this location;
- Semi-commercial sports activity of this intensity is inappropriate for a residential area;
- The Pavillion club is already a major nuisance in the area and adding football will make this worse;
- Owners appear to have intentionally allowed this particular area of the site (existing tennis/bowls) to become run down;
- The proposal would result in substantial noise and other nuisance affecting properties immediately adjacent to and around the site;
- The security of adjoining properties would also be seriously prejudiced throughout this period;
- The ability of residents to enjoy relaxation in their gardens on fine days would essentially be completely abolished, through continual noise, notably the constant blowing of referees whistles and shouting by players and their supporters;
- Loss of peace and quiet presently enjoyed by residents;
- Noise and swearing associated with soccer;
- The development would be in clear breach of restrictive covenants applicable to the site;
- The proposal would constitute a breach of their basic human rights;
- Detrimental impact on MOL and detrimental impact on the character, appearance and openness of the area;
- Number of car parking spaces has been exaggerated;
- Additional cars and the resulting increase noise pollution to neighbours-already a registered problem relating to the Phoenix Bar;
- Additional cars entering and leaving onto to the already congested Park Road which will be further congested when the hospital opens and present increased dangers to Highgate Wood School pupils entering and leaving the area.

- Park Road is likely to become still more congested with the opening of the new Hornsey Central Hospital;
- Significant increases in congestion over prolonged periods, seven days a week;
- Overspill parking in Park Road, Cranley Gardens and other nearby roads;
- Aesthetic value of the area would be diminished considerably;
- Excessive hardsurfacing of the site;
- Concern that the applicant will seek to include floodlighting in the future;
- The rainwater recovery system would also seem likely to involve installation of plant and equipment of various substantial natures;
- Overdevelopment of the site;
- Astro turf would be an eyesore;
- 4m high fence will be visually intrusive;
- Out of character with the nature of the site and its designation as MOL
- Proposal involves substantial construction work on MOL;
- Impact on views;
- Impact on cricket matches – the two sports are incompatible at the same time & in close proximity;
- There is no assessment of traffic, noise, environmental impacts;
- Low intensity sport or parkland would be much more appropriate;
- Drawings and design statement do not give sufficient detail;
- Inadequate consultation;
- Detrimental effect on the local flora and fauna;
- Impact on bats and other important habitats;
- The facilities proposed are already available locally; namely Highgate Wood School, Powerleague on Colney Hatch Lane;

97 signed petition letters objecting to the application have been received as well as a petition with 75 signatures, also objecting.

Cllr Block – Objects to the application and raises concerns about the viability of the proposal;

Wood Vale Tennis Club - Support the principle of creating new recreation facilities however have concerns that the noise levels will go up and the character of the playing fields will be changed.

Letters of support have been received from the following residents of the following properties: No 10 Cranley Gardens, No 10 Wood Vale, No's 187 & 222B Park Road, No 1 Ossian Mews, N4, No 54 Graham Road N15, No 22 Highpoint, North Hill N6, No 58 Hermiston Avenue N8, No 9 Shanklin Road N8. In these letters of support some comments have been made, namely

- Would like to see an end time of sundown or 7pm, whichever is earlier, imposed as a condition;
- Would like the screen of trees that is to be planted to include hedges, to fill in the gap between trees and try and control the noise a bit more.
- Would like to see additional screening

St Thomas Moore School Sports Partnership – Support the application as it will improve and widen the range of sports which can be played at the facility. They point out that schools across the Borough use the facility;

A petition with the signatures of 162 people in support of the application has been submitted by the applicants (The Pavilion

Transportation -."Restricted width of the site access: - The width of the vehicular access is narrow and not sufficient for two cars to pass or indeed for this access to be shared with pedestrians and cyclists contrary to the UDP Policy M8. This problem is also compounded by the high level of predicted generated traffic ensuing from this development proposal. Although the data available from TRAVL trip prediction tool is old and may not accurately reflect the present day scenario, our interrogation with this database has revealed that, based on comparable London site (Campden Hill Lawn Tennis Court - W8), this development proposal (based on 2167sqm/ 5 additional courts) would generate a combined in and out movement of nil and 48 vehicles in the morning and evening peak hours respectively.

We have therefore considered that this restricted vehicular access would not be able to cope with this high vehicle movements, taking into account also that the entire length of the bus route Park Road is heavily parked and the significant level and speeds of vehicles traversing along this road. Hence, we would advise the applicant to create a 4.1metres- wide access which would allow entering and exiting vehicles to pass each other and ultimately ensure that these vehicles access and leave this site promptly without impeding the movement of buses and other traffic on Park Road. Alternatively, we would suggest that the applicant erects a priority signage indicating that 'priority is given to vehicles entering the site from Park road', in the form of roundel Ref.No 615, as contained in the 'Traffic Signs and General Directions 2002', at the exit from the western side of the site access at a point where the vehicular access starts narrowing down, eastbound towards Park Road.

Lack of disabled/cycle parking provision: While the Council's parking standard for this development, as detailed in Appendix 1 of the UDP, states that 5 per cent of the parking spaces provided for a development of this nature shall be dedicated to the mobility impaired patrons/staff, which means that at least 4 of the car parking spaces should have been earmarked for these vulnerable road users, the applicant has not provided these parking facilities. In addition, while the parking standard stipulates that cycle parking provision must be made, the applicant has not provided any. We would have expected a development of this magnitude to provide a minimum of 20 cycle rack, enclosed under a secure shelter. This contravenes the UDP Policy M10

Consequently, the highway and transportation authority object to this application."

Comment: While Planning Officers note this objection from Transportation condition 5 and 7 seeks to address these objections. Condition 5 requires details

of works to create a 4.1metres-wide access onto Park Road to be submitted to and approved in writing by the Local Planning Authority while Contion 7 requires 2 disable car parking spaces to be provided on site.

RELEVANT PLANNING POLICY

National Planning Policy

PPG2 Green Belt
PPG17 Planning for Open Space Sport and Recreation' (2002):
PPG 24 'Planning and Noise'

London Plan

3D.10 Metropolitan Open Land
3D.14 Biodiversity and nature conservation

Unitary Development Plan 2006

G9 Community Well Being
UD3 General Principles
UD4 Quality Design
ENV2 Surface Water Runoff
ENV6 Noise Pollution
CLT1 Provision of New Facilities
OS2 Metropolitan Open Land (MOL)
OS11 Biodiversity
OS13 Playing Fields
OS17 Tree Protection, Tree Masses and Spines
M6 Road Hierarchy
M10 Parking for Development

Supplementary Planning Guidance

SPG8d Biodiversity, Landscape & Trees

Other

Planning Policy Statement 'A Sporting Future for the Playing Fields of England'
Sport England
Sport England 'A guide to the Design, Specification and Construction of Multi
Use Games Areas (MUGAs) including Multi Sport Synthetic Turf Pitches (STPs)
Parts 1, 2, 3'

ANALYSIS/ASSESSMENT OF THE APPLICATION

In terms of this application the principal issues are considered to be: (1) the principle of development and its impact on MOL; (2) the design and layout of the proposed development; (3) impact on the residential amenity of nearby residents; (4) traffic and car parking and (5) impact on ecology.

Principle of development/ Impact on MOL.

As pointed out above the site is located within Metropolitan Open Land (MOL) and this designation therefore severely limits the use of the site and buildings and the opportunities for development. Section 3.248 of the London Plan states that land designated as MOL is the same as 'Green Belt' in terms of protection from development, and therefore the principles of control over 'Green Belt', set out in PPG2, also applies to MOL. Policy OS2 of adopted Local Plan states that "the character and quality of MOL will be safeguarded" and that "limited development" serving the needs of the visiting public may be permitted if clearly ancillary to the identified purposes of MOL. The policy also states that "essential facilities for outdoor sports or recreation" will be acceptable where they do not have an adverse impact on the openness of the MOL.

In planning terms there is no material difference between the use of the land as tennis courts and the use as MUGA. In terms of this application the question is whether the use of the former bowling green area to accommodate 5 multi use games area courts would be acceptable in planning terms. As there are 15 tennis courts immediately next to this part of the site and given that this part of the site has been used for a sporting activity the provision of the 5 MUGA courts would be considered acceptable within the designation of the land for playing field/ sports use.

This application has been amended from that initially submitted so as to maintain more open space and vegetation along the boundaries of the site, particularly along the North West corner to the rear of No 133-139 Cranley Gardens where a gap of 22m will be maintained. In addition one of the large multi functional pitches has been lost with the introduction of two smaller tennis courts in a similar position although different orientation to two existing tennis courts.

The existing tennis courts and building in this part of the site are rather run down in appearance and have been the target of vandalism and other anti-social behaviour. Currently the bowling green area is being used for playing soccer in particular by trespassers who climb over the fence to gain access to this part of the site. The proposal would bring this part of the site into more active use and provide a more secure and managed sporting facility.

Design &Layout

The application proposes the establishment of a 6 MUGA courts and two tennis courts in this part of the site. Court No 1 will be the largest court and will measure 34m by 66m. The five other courts would occupy a slightly larger area to that occupied by the bowling green. These courts will be 25.5 m in depth by 17m in width. The courts will have a part astro/ part synthetic grass surface. As pointed out above two smaller tennis courts are in a similar position although in different orientation to two existing will be created. The new tennis courts will not be any closer to the rear boundary of the nearby properties on Cranley Gardens.

The playing surface will be have a similar appearance to the existing courts and the tennis courts surrounding this site, and as such would not have an adverse impact on the appearance and openness of the broader site.

In order to create these various courts the ground on this part of the site will in part have to be built up and levelled. This part of the site is already elevated above the existing cricket ground. The ground works to this part of the site will have to be engineered to enable the drainage into the 3 submerged water tanks. A new retaining wall will be constructed at the junction between the cricket ground and this part of the site. A red brick wall will be constructed next to the concrete retaining wall. The proposed courts will be bounded by 4 metre high green weld mesh.

The existing redundant old pavilion used in association with the bowling green will be brought back into use and used as changing rooms. The building has mains water and drainage in place. It is proposed to face this building in a Cedar shiplap, horizontal boarding treated with a clear weatherproof sealant. The windows will be replaced with high level split timber double glazed windows. The proposed courts will be bounded by a 4m high close netted wire fence.

A shingle stone footpath access path from the main pavilion building will be created. This has been moved away from the rear garden fence of Cranley Gardens by 4m, in order to protect the privacy and amenities to these properties and to provide a buffer and area for additional planting. Additional tree planting is proposed for the northern boundary of the site to help reduce the transmission of noise and disturbance to the adjoining residents. No lighting is proposed as part of this planning application.

Impact on Residential Amenity

As outlined above the Local Planning Authority have received a significant number of objections from local residents, who raise concern that the operational use of this part of the site as a MUGA; which they believe would lead to more activity and noise and disturbance which in turn would have a detrimental affect on residential amenity.

As outlined above the layout of the scheme has been amended from that initially submitted so that the MUGA is moved further away from the nearest residential

properties (No 133-139 Cranley Gardens). The nearest MUGA court will be 44m away from the northern boundary. The rear gardens of these properties on Cranley Gardens are in excess of 35m deep.

There is more screening along the western boundary of the site which adjoins other tennis courts and which are located behind the rear gardens of properties (No's 1 to 35a) on Wood Vale. The closest property on Wood Vale is 75m away from the boundary of the application site.

The distances between the MUGA and the nearest properties are well in excess of Sport England's guidance, which recommends a distance of 30 metres between a residential property (actual dwelling) and a MUGA. It is therefore considered that the proposal should not result in adverse impact from the noise generated with the MUGA in use. A restriction on the hours of use will be placed on the consent.

Traffic and Car Parking

Many of the objection letters received are on the grounds of additional traffic generation, congestion and parking difficulties for local residents on the adjacent and surrounding roads.

There are currently 45 car parking spaces on site which are located along the northern boundary of the site behind property No's 165 to 177 Cranley Gardens. A Transport Assessment has not been submitted with the application. Given that this part of the site has been previously used for sports and given the proposal does not involve flood lighting (i.e. which would generate evening activity) a transport assessment is not considered necessary in this instance.

The Council's Transportation Officer has expressed concern about the restricted width of the site access and therefore asks that a 4.1metres-wide access which would allow entering and exiting vehicles to pass each other be created. This would ensure that vehicles access and leave this site promptly without impeding the movement of buses and other traffic on Park Road. Alternatively, it is suggested that the applicant erects a priority signage indicating that 'priority is given to vehicles entering the site from Park road', in the form of roundel Ref.No 615, as contained in the 'Traffic Signs and General Directions 2002', at the exit from the western side of the site access at a point where the vehicular access starts narrowing down, eastbound towards Park Road.

The Council's Transportation Officer has asked the 5% of the parking spaces provided are disabled parking. Given that there are in fact only 45 spaces on site this would amount to 2 spaces. In addition 20 cycle rack in an enclosed secure shelter is requested to be provided on site. These will be secured by way of conditions.

Given that this MUGA will not have floodlighting it considered this development will generate a different levels of demand, traffic and car parking requirement when compared to a Powerleague operation which firstly have larger pitches and

secondly normally cater for adults who play after work. The proposed MUGA will in part be used by schools who will travel by minibus and by member of the local community who may car share (particularly parents bringing a number of children) or walk to this facility.

Given that the cricket is normally played on site between April and the end of September it is expected that the focus times for the playing of the different sports will differ therefore also having a bearing on the traffic flow and parking demand.

Impact on Ecology

The proposal will lead to further hardsurfacing of part of the site, however part of the site is already hard surfaced. The area of hardsurfacing has been reduced in order to bring the development further away from boundaries of the site which have vegetation and which is of importance for ecological reasons. Additional planting will be provided along the northern boundary of the site which will help biodiversity of the site as well reduce its visual impact. Given the extent of hardsurfacing to this part of the site and given the fact that there are numerous tennis courts surrounding this part of the site and the fact that this site has no specific ecological designation within the current UDP, the LPA would not be in a position to refuse this application on such a ground.

SUMMARY AND CONCLUSION

The proposed multi use games area as per the amended scheme in terms of scale layout and design is considered acceptable and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance and the traffic impact associated with the development will not adversely affect adjoining roads network. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', ENV6 'Noise Pollution', M6 'Road Hierarchy; M10 'Parking for Development; OS2 'Metropolitan Open Land (MOL)', OS11 'Biodiversity', OS13 'Playing Fields', OS17 'Tree Protection, Tree Masses and Spines' and is therefore recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/0723

Applicant's drawing No.(s) TMC/01, 02A & TMC/03.

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

3. That prior to the commencement of the development, hereby approved, full details of the surface treatment of all areas of hardsurfacing within the applicable part of the site as well as details of the close netted wire fence shall be submitted to and approved in writing by the Local Planning Authority. These areas shall then be constructed and marked out in accordance with the approved details prior to their first use, or other timescale as agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity of the area.

4. A scheme for native tree/shrub planting around the proposed MUGA (including details of species, number, size, location and density) shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved tree planting shall be completed within the first planting season following completion of the development approved. Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

5. Prior to development commencing details of the number of, type, finish and location of 20 secure cycle stands as well as 2 disable car parking spaces shall be submitted to and approved in writing by the Local Planning Authority and thereafter provided in accordance with the approved details.

Reason: To ensure satisfactory facilities for cyclists and adequate disabled parking provision.

6. The MUGA shall not be used other than between the hours of 08.00 and 18.00 during the winter months (October to March) and between the hours of 08.00 and 21.00 during the summer months (April-September).

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site.

7. No part of the development hereby permitted shall be brought into use until works to create a 4.1 metres-wide access onto Park Road, which would allow entering and exiting vehicles to pass each other, have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented. Reason: To minimise vehicular conflict and conflict of vehicles with pedestrians/cyclists and to ensure highway safety at this location.

REASONS FOR APPROVAL

The proposed multi use games area as per the amended scheme in terms of scale layout and design is considered acceptable and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance and the traffic impact associated with the development will not adversely affect adjoining roads network. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', ENV6 'Noise Pollution', M6 'Road Hierarchy; M10 'Parking for Development;. OS2 'Metropolitan Open Land (MOL)', OS11 'Biodiversity', OS13 'Playing Fields' and OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan.