

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 8 OCTOBER 2012**

Councillors: Beacham, Christophides, Demirci (Chair), Egan, Hare, Mallett, McNamara, Peacock (Vice-Chair), Scott and Solomon

Also Present: Councillor Whyte

MINUTE NO.	SUBJECT/DECISION
PC221.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Basu, for whom Cllr Egan was substituting, from Cllr Reid, for whom Cllr Hare was substituting and from Cllr Schmitz for whom Cllr Scott was substituting.</p>
PC222.	<p>URGENT BUSINESS</p> <p>The Chair agreed to a request from Cllr McNamara that future items for the Regulatory Committee be discussed as an item of urgent business.</p>
PC223.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>
PC224.	<p>DEPUTATIONS/PETITIONS</p> <p>A petition had been submitted in respect of agenda item 9 – 145h Crouch Hill – and would be considered under the agenda item to which it referred.</p>
PC225.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the second paragraph of PC214 be amended to read “It was agreed that the informative in respect of the naming of the new development at 7 Bruce Grove, considered on 9 July 2012, be amended to include the Committee suggestion of the rear building being Luke Howard Close and the house being Trades House.”</p> <p>That, subject to the amendment above, the minutes be approved and signed by the Chair.</p>
PC226.	<p>54 SHELDON AVENUE, N6 4ND</p> <p>The Committee considered a report, previously circulated, regarding the application for planning permission at 54 Sheldon Avenue, N6, for demolition of existing property and erection of a new 2-storey dwelling with rooms in roof and at basement level. The report set out details of the site and surroundings, proposal, planning history, relevant planning policy, consultation and responses, analysis, details of the Community Infrastructure Levy (CIL)</p>

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applicable, 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 responded to questions from the Committee:

- In response to a question from the Committee regarding the hydrological information provided by the applicants, it was confirmed that a full hydrological report had been submitted, but that as the application had been made prior to the new arrangements for basement developments, there was no Basement Impact Assessment.
- The Committee requested that images of sites as existing and proposed be produced to the same scale and from the same angle, so that such views were directly comparable.
- With regard to the cumulative impact of basement developments, it was reported that a condition was proposed that a report on this issue be produced by an appropriately qualified person to ensure that any issues were identified and suitable mitigation imposed prior to work commencing. This issue had been raised in consideration of the new Principles of Basement Development guidance and there would be more rigorous tests around such issues for new applications involving basement excavations.
- The Committee expressed a view that the monkeypuzzle tree to the front of the site should be retained, and it was agreed that this could be added as a condition.

The Chair moved the recommendations of the report, with an additional condition that the monkeypuzzle tree should be retained and on a vote it was:

RESOLVED

That application HGY/2011/2065 be granted, subject to the conditions below and the additional condition regarding the retention of the monkeypuzzle tree.

Applicant's drawing No. (s) 54SHE-001 P2, 54SHE-002 P2, 54SHE-003 P3, 54SHE-020 P1, 54SHE-030 P2, 54SHE-031 P2, 54SHE-Location Plan, 54SHE-100P4, 54SHE-101P3, 54SHE-102P3, 54SHE-103P2, 54SHE-110P2, 54SHE-200P4, 54SHE-300P3, 54SHE-301P3.

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

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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 materials to be used in connection with the extensions 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 details of all levels on the site in relation to the surrounding area shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

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

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

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

6. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the completion of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

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 not prejudice the enjoyment of neighbouring occupiers of their properties.

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8. 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

9. 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.

MONITORING BY ENGINEER

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.

CUMULATIVE DEVELOPMENT

11. A detailed report by an appropriately qualified person, concerning the effects of the proposed basement in 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

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to safety of construction and noise, nuisance and disturbance.

WASTE MANAGEMENT

12. 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

13. Notwithstanding the detail shown on the approved drawings the first floor side windows will be 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.

14. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Impact Appraisal & Method Statement, other than the Monkey Puzzle tree to the front of the site which shall be retained and protected during construction.

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

REASONS FOR APPROVAL

The proposed replacement building in terms of building envelope and design will be in keeping with the architectural styles and forms found along Sheldon Avenue. The proposed replacement building will make a positive contribution to the character and appearance of this part of the conservation area. In addition the proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers. As such the proposed development is considered to be consistent with Policies UD3 'General Principles', UD4'Quality Design', HSG1 'New Housing Developments', CSV1 "Development in Conservation Areas' and 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.

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-

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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.

PC227. 54 SHELDON AVENUE, N6 4ND

The Committee considered a report, previously circulated, regarding the application for Conservation Area consent for the demolition of existing property and erection of a new 2-storey dwelling with rooms in the roof and at basement level at 54 Sheldon Avenue. The report set out details of the site and surroundings, the proposal, planning history, relevant planning policy, consultation and responses, analysis, CIL applicable, human rights and equalities considerations and recommended that permission be granted, subject to conditions.

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

RESOLVED

That Conservation Area consent application HGY/2011/2066 be granted, subject to conditions.

Applicant's drawing No. (s) 54SHE-001 P2, 54SHE-002 P2, 54SHE-003 P3, 54SHE-020 P1, 54SHE-030 P2, 54SHE-031 P2, 54SHE-Location Plan, 54SHE-100P4, 54SHE-101P3, 54SHE-102P3, 54SHE-103P2, 54SHE-110P2, 54SHE-200P4, 54SHE-300P3, 54SHE-301P3.

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 to the character and appearance of Highgate Conservation Area. Subject to conditions, their demolition is acceptable and accord 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 &

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	<p>Archaeology'.</p> <p>Section 106: No</p>
<p>PC228.</p>	<p>145H CROUCH HILL, N8 9QH</p> <p>The Committee considered a report, previously circulated, on the planning application for the conversion of church recording studios to 5 residential units and 50sqm of commercial/office space. The report set out details of the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, planning obligations/CIL, human rights and equalities issues, and recommended that the application be granted, subject to conditions and to a s106 legal agreement. The planning officer gave a presentation outlining key aspects of the report and advised that subsequent to the report being written an additional 5 letters of objection had been received and a petition containing approximately 500 signatures, which was passed around for the Committee's inspection.</p> <p>In response to questions from the Committee, the following points were discussed.</p> <ul style="list-style-type: none">• Although the scheme was designated car-free, residents would be entitled to purchase visitor permits; confirmation would need to be sought from the parking department as to the limit on the number of such permits that could be issued. The Committee asked that this be looked into.• It was confirmed that the e-petition referred to in the report was in objection to the application, and had been submitted via the Council's website. In response to concerns raised that the neighbouring church had not been consulted, it was confirmed that the church had been consulted, and a response from solicitors acting on behalf of the church was included in the consultation responses on the Council's website.• It was confirmed that the nearest parking space for a car club space as specified in the report was across the road, but that there were several possible locations for this space.• The Committee expressed concerns regarding sound insulation between the flats, particularly if the large stained-glass windows were going to span different units. It was confirmed that all flats would need to comply with building regulations, but that if this were a specific concern, an additional condition could be added in respect of soundproofing.• With regards to the proposed change of use, it was confirmed that this site did not fall within a town centre location or an employment area, and that as a recording studio the premises was sui generis and not a specific employment use. Change of use was therefore considered acceptable at this location.• The Committee also expressed concern about the other recording studios and the church within the same building, and how the proposed flats would be soundproofed against these uses without causing disturbance to residents, or incurring costly soundproofing requirements for the tenants of these other organisations. It was suggested that a further condition be applied to provide reassurance on this point.

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- The Committee obtained advice from the legal officer that they should give due weight to signatures to the petition from addresses outside of the borough, and to consider such a submission in its totality and on its relevance to planning issues. Marc Dorfman, Assistant Director, Planning, Regeneration and Economy, advised that the key planning issues addressed by the petition were those of the retention of heritage features and the site's cultural heritage and the desire that this should be continued.
- With regard to the features to be retained, it was reported that the principle features were the hammerbeam roof and the windows. As a locally listed building, it was confirmed that there was no statutory protection for any element of the building; in response to a question from the Committee regarding the justification for the building having been locally listed in the first place, it was reported that this would have been on the basis of the building's external appearance.

The Committee heard from two objectors to the application, Mr Steve Watson and Ms Pascale Giovetto, who raised the following points:

- The premises contributed to the cultural reputation of Crouch End and conversion of the building to flats would have a negative impact on the area.
- Members of the congregation of the neighbouring church had said that they were unaware of the application.
- Ceremonies at the church were very musical. This may disturb residents of any nearby flats unless adequate soundproofing was provided, and could then have an impact on the ability of the church to carry on with its activities.
- The large number of signatures from local residents and business owners on the petition submitted gave a strong indication of local feeling about the proposal.
- The studio had not been given a chance to operate as a commercial concern, and so it was not right to say that it was not viable. When it had run as a commercial studio in the past, it had employed 20 full-time employees. There was still a demand in the music industry for small commercial studios.
- 50sqm was felt to be too small for a viable commercial space to let.
- The Committee was requested to defer granting permission for a period, say 6 months, to give the community a chance to develop a bid to run the space as a creative hub for the benefit of the area.
- The Committee noted that it was not within its remit to seek alternative uses for any building, but to consider the applications put before them for determination. It was noted that the granting of planning permission did not mean that the development proposed would inevitably be undertaken; it was possible for multiple permissions to be in place on the same site.
- In response to a question from the Committee, Mr Watson advised that services were held around twice a week at the neighbouring church.

Mark Ruthven, the applicant's agent, addressed the Committee in support of the application and raised the following points:

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- All the external features, with the exception of the rear façade as set out in the report, were to be retained; were the conversion to take place, the applicant would wish to retain as many original features as possible.
- With regards to acoustic separation, it was reported that the development would comply with building regulations and that there was ample space in the building to create zones between units to isolate sounds. It was confirmed that there were no windows which spanned between units.
- It was confirmed that the studio had never been open for community use.
- The application met the need for adaptive reuse of old buildings, and complied with all the relevant planning policies; the conversion would mean that the building continued to be used and enjoyed by people on a daily basis.
- It was felt that the commercial space could be operated as a small office, or could be part of a live/work unit.
- In response to a question from the Committee regarding the retention of the external windows, Mr Ruthven advised that these would require refurbishment, with the intention to retain as much of the original material as possible, and work on thermal glazing and other such issues would also be required. A balance would be sought between preserving the heritage features of the building and making it suitable for residential accommodation.

The Committee examined the plans and drawings and discussed the following points in reaching their conclusion:

- It was suggested that a condition should be added to any permission granted regarding the retention of the original features of the building, that as much as possible of the original window materials should be repaired rather than replaced, and requiring details to be submitted for approval, and it had also been suggested that a condition be applied requiring a photographic survey to be undertaken.
- It was suggested that an informative be added requesting that the name of the development reflect the site's musical heritage.
- It was suggested that a condition be added regarding the standard of sound insulation, with an additional informative that the noise level from the neighbouring church be specifically explored in relation to the soundproofing required for the residential units.

The Chair moved the recommendation of the report, with the additional proposed conditions with regard to the retention of original features of the building, a photographic survey, the level of sound insulation required and the proposed informatives regarding the naming of the development and that noise from the neighbouring church be specifically examined in respect of soundproofing and on a vote it was:

RESOLVED

That application HGY/2012/0929 be granted subject to the conditions below, and subject to the additional conditions with regard to the retention of original features of the building, a photographic survey, the level of sound insulation

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required and additional informatives regarding the naming of the development and that noise from the neighbouring church be specifically examined in respect of soundproofing, and subject to a section 106 Legal Agreement.

EXPIRATION OF PERMISSION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

IN ACCORDANCE WITH APPROVED PLANS

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

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

MATERIALS & EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details and samples of the materials to be used in connection with the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Furthermore, full details of the window treatment and internal features to be retained shall be submitted to and approved in writing by 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 and to preserve the historic character of the building and conservation area.

SIGNAGE

4. Any signage required for the proposed commercial unit shall be subject to a separate advertising consent application. Signage shall not be erected on the building without the prior consent of the local planning authority.

Reason: In order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.

CONSTRUCTION AND LOGISTICS PLAN (CLP) AND CONSTRUCTION MANAGEMENT PLAN (CMP)

5. At least 1 month prior to the commencement of the development a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. The Plans should

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provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Crouch Hill and Hornsey Park is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods. The development shall comply with the submitted Construction Management Plan (CMP) and Construction Logistics Plan (CLP) unless an alternative CMP/CLP is submitted to and approved in writing by the local planning authority. 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: To minimise vehicular conflict and other environmental factors during construction in order to limit the impacts of the construction of the development on adjoining residents and locality.

CONSTRUCTION DUST MITIGATION

6. The construction phase of development shall be carried out in accordance with the Mayor's Best Practice Guidance "The control of dust and emissions from construction and demolition").

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

CONSTRUCTION HOURS

7. The construction works 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, unless alternative arrangements are agreed in writing by the local planning authority.

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

NOISE

8. The development hereby approved shall comply with BS8233 with regard to sound insulation and noise reduction.

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

BOUNDARY TREATMENT

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

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

EXTERNAL LIGHTING

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

Reason: to ensure the satisfactory appearance of the development.

SUSTAINABILITY

11. Prior to the commencement of the development an Independent Sustainability Assessment, in accordance with Building Research Establishment guidelines, demonstrating that the development will meet Eco-Homes "Very Good" standard (or an equivalent standard under any successor standard such as BREEAM Domestic Refurbishment Standard) shall be submitted to and approved in writing by the local planning authority.

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

WASTE AND RECYCLING MANAGEMENT, STORAGE & COLLECTION

12. The waste and recycling management, storage and collection provisions for the proposed site shall be carried out in accordance with the approved plans.

Reason: In order to ensure satisfactory waste and recycling arrangements.

SATELLITE AERIALS

13. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, prior to the occupation of the development, details of a scheme for a central satellite dish/aerials 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.

USE OF COMMERCIAL/RETAIL FLOORSPACE

14. Prior to the occupation of the ground floor commercial unit hereby approved, details of the use and operation shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

Reason: To protect the vitality and viability of this Local Shopping Centre and the amenity of neighbouring occupiers.

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15. The original window materials shall be repaired rather than replaced. That details of a scheme for the repair of the original window shall be submitted to and approved by the Local Planning Authority. The agreed scheme shall be implemented during the conversion of the property into flats hereby approved to the satisfaction of the Local Planning Authority.

Reason: In order to protect and retain the existing fabric of the building.

16. That details of the standard of sound insulation to be carried out shall be agreed prior to the commencement of the works and any agreed standard shall be carried out as part of the conversion works to the satisfaction of the Local Planning Authority.

Reason: To protect the amenities of the future residents of the property.

INFORMATIVE: NAMING AND NUMBERING

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.

INFORMATIVE

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.

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

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

INFORMATIVE: That the name of the development should reflect the musical

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heritage of the site.

INFORMATIVE: That the noise levels from the neighbouring church shall be specifically explored to the sound proofing standard required for the conversion of the building into residential units.

REASON FOR APPROVAL:

The principle of residential use is supported by National, Regional and Local planning policy. The proposed development would preserve the character of the locally listed building and the conservation area. There would be no adverse impact on the amenity of neighbouring owner/occupiers as a result of the proposal. The resulting residential units would be of a high standard of design and providing generous internal floor space standards. The development is acceptable in terms of impact on traffic and parking and waste management and sustainability. The application is in accordance with policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', EMP4 'Non-Employment Generating Uses', M3 'New Development Location and Accessibility', M10 'Parking and Development', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV5 'Alterations and Extensions in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 Conservation and Archaeology, SPG8a 'Waste and Recycling', and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents.

PC229.

THE NIGHTINGALE, 40 NIGHTINGALE LANE, N8 7QU

The Committee considered a report, previously circulated, which set out the application for planning permission to replace an extant permission for retention of pub use at ground and basement levels, with refurbishment of upper floors to form flats at the Nightingale, 40 Nightingale Lane, N8. The report set out details of the site and surroundings, the proposal, planning history, relevant planning policies, consultation and responses, analysis, CIL applicable, human rights and equalities considerations and recommended that permission be granted, subject to conditions and to a section 106 legal agreement. The Planning Officer gave a presentation outlining key aspects of the report, and responded to questions from the Committee.

- In response to a question from the Committee, it was confirmed that as an application to replace an extant permission, the Committee could consider all issues relating to the application but must bear in mind the previous permission granted and would need robust reasons for any significant difference in view from the previous decision.
- The Committee noted that London Stock bricks could vary significantly in shade, and felt that the materials used in this development should reflect the existing surrounding structures, it was also felt to be important that the window frames used were of a good standard.
- It was confirmed that the proposed materials condition would cover issues raised in respect of the choice of brick to be used and the window

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frames. It was confirmed that the specific views expressed by the Committee during its meeting would be communicated to the officer managing the condition to ensure that these were taken into consideration; a robust system should be established to ensure that this information was passed on as a matter of course.

- The Planning Officer confirmed that all conditions on an application were enforceable, but there was a need to monitor during construction in order to effectively ensure that conditions were abided by – the Planning Enforcement team were working towards a more proactive approach to such issues.

Cllr Monica Whyte, Ward Councillor, addressed the Committee with some concerns regarding the application, these being:

- Car parking – whether this would be on-site or on-street, especially in light of the potential introduction of a nearby CPZ. The transportation officer advised that the number of spaces proposed to be provided on-site was assessed to be adequate and that there were no plans to introduce a CPZ which would directly affect this site. It was further reported that there were no concerns regarding on-street parking pressure in this locality.
- In respect of the noise from the pub, whether it would be possible to add a condition to regulate the use of the outside space associated with the pub. It was agreed that such a condition would be possible.

In their final discussions on the application, the Committee requested that a note go on file to ensure that the recommendations of the Committee were communicated to the officer managing the implementation of the conditions, and that further clarification of the process by which such views would be taken forward within the planning process should be developed.

The Chair moved the recommendation of the report and, with the addition of a condition regulating the use of the outside space for the pub, it was:

RESOLVED

That planning permission HGY/2012/1258 be granted subject to:

- Conditions as below and an additional condition regulating the use of the outside space associated with the pub;
- A legal agreement under S106 of the Town and Country Planning Act 1990 (as amended)
- And in accordance with the approved plans as follows:

389/IN/001,002 RevA, 003; 389/P/100/5RevA, 389/P/101RevB,
389/P/102RevB, 389/P/103RevA, 389/P/200RevC, 89/P/201RevC,
389/P/204RevA

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

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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.

MATERIALS

3. 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: 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.

LANDSCAPING

4. 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

FENCING

5. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

HOURS OF CONSTRUCTION

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6. 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.

7. 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 Green Roof.

DWELLING MIX

8. That the accommodation hereby approved shall be implemented in accordance with the approved plans in order to provide 1X 3bedroom, 2X 2bedrooms 4X 1bedrooms self contained flats.

Reason: In order to comply with the Council's Conversion Policy Dwelling Mix requirements.

WASTE MANAGEMENT

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

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

DESIGNING OUT CRIME PRINCIPLES

10. The residential buildings proposed by 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' & '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'.

CENTRAL AERIAL SYSTEM

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11. 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.

CONTAMINATED LAND

12. 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.

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GREEN ROOF

13. 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.

CYCLE PROVISION

14. That the applicant shall provide secure cycle storage for eight bicycles as part of the above planning consent.

Reason: To encourage the use of sustainable modes of transport.

15. That the outside forecourt area of the public house shall only be used for quiet sitting and drinking and shall only be used between the hours of 3pm and 11pm on any day of the week.

Reason: in order to protect the amenities of nearby properties

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.

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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 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.

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PC230.

FORMER GLS DEPOT, FERRY LANE, TOTTENHAM N17 ('HALE VILLAGE')

The Committee consider a report, previously circulated, on the reserved matters application for the use of ground floor and mezzanine level within Block C1 as a renal unit. The report set out details of the site and surroundings, planning history, proposed development, relevant planning policy, consultation and responses, analysis, human rights and equalities issues, and recommended that the application for reserved matters be granted, subject to conditions. The Planning Officer gave a presentation setting out key aspects of the application, and responded to questions from the Committee. Although no objectors had registered to speak, the Chair exercised his discretion to permit the applicant to answer questions from the Committee.

- The Committee asked whether there would be a café as part of the development; the applicant confirmed that a café was proposed around the corner from the site.
- The Committee asked about the spaces for patient transportation, and it was confirmed that drop-off points were indicated within the application drawings. In respect of the provision for transport associated with the unit, it was confirmed by the transportation officer that, based on analysis from other renal units, a large number of patients would travel using patient transport.

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RESOLVED

That standing orders be suspended to permit the conclusion of the business in hand at 9:50pm.

- The applicant confirmed that the roads around the site were not public access, and would therefore be controlled in terms of traffic, it was also confirmed that there would be 24 hour security at the transport drop-off points.
- In response to concerns raised by the Committee regarding the secure storage of medical waste, it was confirmed by the architect that all waste would be divided between routine waste and medical waste; medical waste would be held in a secure holding area, with its own dedicated lift and then transported to a designated secure area for collection by specialist contractors. At all stages, such medical waste would be kept secure and there would be no public access to the areas where it was stored.
- In response to a question from the Committee regarding the small awnings shown above the windows on the drawings, it was confirmed that these had been stated as a requirement by the services consultant, in addition to the shade provided by the opposite building.
- Planning officers advised that they had accepted the evidence produced by the applicants in respect of the attempts to market the site for retail use in good faith; it was anticipated that retail tenants were more likely to occupy the south west corner of the development, closest to the tube station. In response to a question from the Committee, Mr Dorfman advised that, on the basis of the wider development in the area, which was likely to bring in additional retail floorspace, the proposed use of this location for healthcare was felt to be acceptable.
- It was confirmed that at basement level, all storage areas associated with the unit would be isolated, but that the car-parking area would be shared with the residential accommodation on the upper floors. The number of parking spaces proposed was confirmed as exceeding the minimum requirements.

RESOLVED

That reserved matters application HGY/2012/1687 be approved, subject to conditions as below and in accordance with the approved plans and documents as follows:

DOCUMENTS	
Title	
Planning Statement August 2012	
Design & Access Statement August 2012	
Transport Statement August 2012	
Sustainability Statement August 2012	

PLANS		
Plan Number	Rev.	Plan Title
PL 001	A	Site Location Block Plan
PL 002	A	Proposed Ground Floor Plan

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PL 003	A	Proposed First Floor Plan Mezzanine Level
PL 004	A	Proposed Basement Floor Plan
PL 009	A	Proposed South Elevation
PL 010	B	Proposed East Elevation
PL 011	B	Proposed West Elevation
PL 012	A	Proposed North Sectional Elevation
PL 013	/	Proposed Detailed Elevation Section

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.

DRAWINGS

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- 01MP001 Revision B - Basement Plan
- 01MP003 Revision B - Ground Level Plan Land Uses
- 01MP004 Revision B - First Floor Level Land uses
- 01MP005 Revision B - Second and Third Level Plan Land Uses
- 01MP006 Revision B - Fourth and Fifth Level Plan Land Uses
- 01MP007 Revision B - Sixth and Seventh Level Plan Land Uses
- 01MP008 Revision B - Eighth/Tenth Level Plan Land Uses
- 01MP009 Revision B - 11th - 17th Level Plan Land uses
- 01MP010 Revision B - Heights Plan
- 01MP011 Revision B - Red Line Boundary
- 01MP012 Revision B - Site Phasing
- 01MP013 Revision B - Site Access
- 01MP014 Revision B - Public Realm
- 01MP015 Revision B - Topographical Plan
- 01MP016 Revision B - Block Storeys

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

MATERIALS

3. 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.

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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.

4. 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.

5. Notwithstanding the details of the elevations referred to in the application, a scheme for the design of the facades including window design, glazing and possible artwork shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a sufficient level of visual interest to the building facades in the interest of good design in accordance with Policies 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.

CYCLE PARKING

7. Provision for 7 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.

MECHANICAL PLANT

8. 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

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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

9. 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 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

10. A Travel Plan shall be submitted to the local planning authority including surveys of travel patterns to the development in use and demonstrating the promotion of use by sustainable transport modes. The developer must appoint a travel plan co-ordinator, working in collaboration with the Site Management Team to monitor the travel plan initiatives annually as well as provide welcome induction packs containing public transport and cycling/walking information such as available bus/rail/tube services, map and time-tables, to all staff.

Reason: To promote travel by sustainable modes of transport to and from the proposed development.

DISABLED PARKING

12. Users of the development shall have access to a minimum of 5 disabled parking spaces in the basement parking area beneath Block C1.

Reason: To ensure that persons with a disability will have access to parking.

INFORMATIVES:

A: Notwithstanding condition 26 of HGY/2010/1897, the Local Planning Authority accepts that it will now not be possible to achieve the minimum A1 Retail floorspace across the whole site. Consequently an application will need to be submitted in due course to vary the condition accordingly.

B: 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.

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

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020 8489 5573) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

It is considered that the principle of this development is supported by national, regional and local planning policies which seek to promote a high quality environment and regeneration through the provision of appropriate healthcare and other community infrastructure.

The development is considered to be suitably designed in respect of its surroundings, its impact on neighbouring properties and environmental site constraints.

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', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD6 'Mixed Use Developments', 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 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'.

Section 106: No

PC231.

NEW ITEMS OF URGENT BUSINESS

Cllr McNamara proposed that the following items be added to future agendas of the Regulatory Committee:

- Road listings (names of developments)
- Materials, and the ability of Members to engage in this process
- Protocol on items referred to Committee
- The engagement of Ward Councillors in discussions between planning officers and applicants

It was reported that the OSC Environment and Housing Panel would be looking at the issue of public involvement in the Planning and Licensing processes, and it was hoped that the Regulatory Committee could receive a brief update on this at its next meeting.

Cllr Solomon suggested that in future applications involving listed buildings or conservation areas, the report should include details of the original reasons for listing for the Committee's benefit.

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PC232.	MONDAY, 12 NOV Monday, 12 November 2012, 7pm. The meeting closed at 10:10pm.
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COUNCILLOR ALI DEMIRCI

Chair