



**Haringey** Council

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## Planning Sub Committee

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MONDAY, 8TH OCTOBER, 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 12 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 - 24)**

To confirm and sign the minutes of the Planning Sub Committee held on 10 September 2012.

### **6. PLANNING APPLICATIONS (PAGES 25 - 26)**

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. 54 SHELDON AVENUE, N6 4ND (PAGES 27 - 58)**

Demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level.

RECOMMENDATION: Grant permission, subject to conditions.

**8. 54 SHELDON AVENUE, N6 4ND (PAGES 59 - 64)**

Conservation area consent for demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level.

RECOMMENDATION: Grant permission, subject to conditions.

**9. 145H CROUCH HILL, N8 9QH (PAGES 65 - 112)**

Conversion of church recording studios to 5.no residential units (C3) (4 x 2 bed and 1 x 3 bed) and 50sqm of commercial/office (B1) space.

RECOMMENDATION: Grant permission subject to conditions and subject to s106 legal agreement

**10. THE NIGHTINGALE, 40 NIGHTINGALE LANE, N8 7QU (PAGES 113 - 144)**

Application for a new planning permission to replace an extant planning permission HGY/2008/2319 for retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x 3 bed, 1 x 2 bed and 1 x 1 bed flat. Demolition of existing side extensions and erection of new three storey side extensions and erection of new three storey rear extension comprising 3 x 1 bed and 1 x 2 bed flats.

RECOMMENDATION: Grant permission subject to conditions and subject to Sec. 106 Legal Agreement.

**11. FORMER GLS DEPOT, FERRY LANE, TOTTENHAM N17 ('HALE VILLAGE') (PAGES 145 - 182)**

Reserved matters application for the use of the ground floor and mezzanine level within Block C1 as a Renal Unit (Use Class D1) comprising a total floor area of 2128 sq.m (GEA) including the enlargement of the mezzanine floor (approved under reserved matters application HGY/2009/0246) to create an additional 612 sq.m (GEA) of floorspace, installation of a new ground floor facade, alterations to the basement car parking layout beneath Block C and installation of plant within the basement beneath Block C. Discharge of Conditions 1, 5, 6, 7, 11, 12, 15, 41 and 42 attached to the outline consent.

RECOMMENDATION: Approve reserved matters subject to conditions.

**12. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

**13. DATE OF NEXT MEETING**

Monday, 12 November 2012, 7pm.

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Friday, 28 September 2012

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 10 SEPTEMBER 2012**

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

Also Present: Councillor Allison, Councillor Weber

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>
<b>PC210.</b>	<p><b>APOLOGIES</b></p> <p>There were no apologies for absence.</p>
<b>PC211.</b>	<p><b>URGENT BUSINESS</b></p> <p>There were no items of urgent business.</p>
<b>PC212.</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest.</p>
<b>PC213.</b>	<p><b>DEPUTATIONS/PETITIONS</b></p> <p>There were no deputations or petitions.</p>
<b>PC214.</b>	<p><b>MINUTES</b></p> <p>Cllr Schmitz indicated that he would abstain from approving the minutes of the special Planning Sub Committee held on 25 June 2012.</p> <p>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's suggestion of Trades House.</p> <p>Cllr Mallett's declaration of interest from the minutes of the special Planning Sub Committee on 25 June 2012 was amended to read 'Clyde Road Residents' Association'.</p> <p>In response to a request from Cllr Allison to ask a question on this item, the Chair declined to allow non-Committee members to raise questions in respect of the minutes. It was confirmed that the Chair had discretion in the running of the meeting.</p> <p><b>RESOLVED</b></p> <p>That, subject to the amendments agreed above, the minutes of the meetings held on 25 June, 28 June, 9 July and 30 July 2012 be agreed and signed by the Chair.</p>
<b>PC215.</b>	<b>12 DENEWOOD ROAD, N6 4AJ</b>

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 10 SEPTEMBER 2012**

The Committee considered a report, previously circulated, on the application for planning permission at 12 Denewood Road, N6. The report set out details of the site and surroundings, images of the site as existing and proposed, details of the proposal, planning history, relevant planning policy, consultation and responses, assessment of the application and human rights and equalities issues and recommended that the application be granted, subject to conditions. The Planning Officer gave a presentation highlighting the key aspects of the report, and circulated two letters received after the circulation of the Committee report, one from Geotechnical and Environmental Associates and one from a neighbouring resident in objection to the application.

In response to a question from the Committee, it was confirmed that the application remained unchanged from that deferred from the special Sub-Committee meeting on 30 July.

Cllr Rachel Allison addressed the Committee in objection to the application on behalf of local residents and the Highgate Society, and Dr Tom Davidson also spoke in objection. The following points were raised by the objectors:

- The proposal represented overdevelopment of the site, as there had never been two houses on the site at the same time.
- Allowing two houses on the site would set a worrying precedent for the area and could lead to a erosion of the character of the Conservation Area.
- This application would involve two large basements, one of double-depth as it would contain a swimming pool; there were recognised problems in the area in respect of the water table, and concern was expressed that this may lead to further problems.
- There was concern that no intrusive assessment of the potential impact of the basement had been undertaken at the site itself.
- Given the existing problems in the area and the size of the proposed basements, the proposal would lead to a significant risk of harm being caused.

The Committee questioned the objectors, and the following issues were raised in the course of the questions and responses:

- The objectors recognised that the street was diverse architecturally and so there were no specific concerns in respect of the design of the proposal, but the character of the Conservation Area lay in the overall streetscape, the large gardens and sense of open space and having two houses on this site would have a negative impact on this.
- There was a strong objection to the principle of having two houses on the site.
- The Committee asked for information on the criteria on which the area had been designated a Conservation Area in the first place; officers advised that the designation was in 1967 and that there was no existing character appraisal other than that summarised as 'large houses on large plots'. It was noted that work was currently underway on a character appraisal for the Highgate Conservation Area.

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- Marc Dorfman, Assistant Director, Planning, Regeneration and Economy, advised that the key policies relating to this application were UD3 and UD4 on the impact on amenity and quality of design, and that these would also be taken into consideration in respect of the Conservation Area Consent assessment.
- It was noted that one of the OS plans of the area appeared to indicate that at one time there had been two houses on the site at the time the Conservation Area was designated.
- In response to a question from the Committee on whether the location of the existing house had an impact on the application of the policy in respect of backland development, Mr Dorfman advised that this was the case; were the existing house at the front of the plot and permission sought to build at the rear, the recommendation would likely be for refusal.
- It was suggested that a report on the current status of all Conservation Area appraisals be brought to Regulatory Committee for information.
- The Committee asked about the inclusion of this particular street in the Conservation Area, which was generally focussed on Highgate Village; officers responded that it was on the basis of generous streets and detached houses with strong landscaping.
- Officers felt that this site was unique in character and would not establish any precedent for the building of additional houses at the rear of existing sites.
- It was confirmed that the proposed condition regarding a Construction Management Plan would address the issue of flooding.
- Dr Davidson felt that, despite the proposed condition which would preclude any work on the site until and unless a full assessment of the flood risks was undertaken and mitigation in place to address these risks, an element of risk still remained and that all necessary assessments should be undertaken before planning permission was granted.
- Mr Dorfman advised that for future applications, proposals involving basements such as these would require a full basement impact assessment to be submitted prior to the validation of the application, but that it was currently a transition phase while applications were dealt with that had been submitted prior to the new requirements being agreed. Although full information had not been required at validation phase when this application was submitted, the same information would still be required before development could commence, as a condition.
- Dr Davidson confirmed that he was aware of flooding issues directly opposite this site, at foundation level. Mr Davidson was not aware of a particular instance of a basement development at one property having a negative impact on a neighbouring property, but felt that it was logical that this may be an outcome, given the issues with groundwater in the area.

Almas Bavcic, the applicant's representative, addressed the Committee in support of the application and made the following points:

- This site is unique, being 15-20m longer than other sites in the area, with the existing building located to the rear and a historical precedent

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for there being a house to the front of the site.

- The proposal would restore the original streetscape by replacing a house at the front of the site.
- The building at the front would screen the rear house.
- The rear house was set away from neighbouring properties and there were no nearby basements; water flow would therefore not be affected.
- It was reported that detailed guidance had been sought from professionals in respect of the basement excavations, but that boreholes on site were costly and time-consuming and were therefore usually only undertaken once planning permission had been granted.

The Committee asked questions of Mr Bavcic, and the following issues were raised:

- The Committee discussed the report provided by GEA, and it was confirmed by Mr Bavcic that this had been commissioned prior to the requirement for basement impact assessments to be produced and had therefore been intended only to inform the design process. The aim had been to identify any potential issues that would affect the developer and neighbouring properties. While the consultants used anticipated that their information was accurate, it was expected that a hydrological condition would be required to be undertaken as a condition of any permission granted.
- In response to a question from the Committee as to whether he was aware of any instances in the area where a basement construction had impacted on a neighbouring property, Mr Bavcic advised that where works were undertaken properly, such issues should not arise.

The Committee examined the plans and asked further questions of officers.

In discussing potential additional conditions, were the application to be granted it was proposed that a condition be added requiring a site-specific hydrological survey, including on-site borehole testing.

The Chair moved the recommendations of the report, with the additional condition in respect of site-specific hydrological testing and on a vote it was:

**RESOLVED**

That, with an additional condition requiring site-specific hydrological testing before construction could commence, application HGY/2011/2284 be granted, subject to the following conditions:

Drawing 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

Conditions:

**IMPLEMENTATION**

1.The development hereby authorised must be begun not later than the



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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 TREATEMENT**

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.

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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

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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.

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 [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://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.

#### 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

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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.

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.

**PC216.**

**12 DENEWOOD ROAD, N6 4AJ**

The Committee considered a report, previously circulated, for Conservation Area Consent in respect of 12 Denewood Road, N6. The report set out details of the site and surroundings, the proposal, planning history, relevant planning policy and assessment of the application, and recommended that consent be granted.

On a vote, it was:

**RESOLVED**

That Conservation Area Consent in respect of application HGY/2011/2285 be granted, subject to the following conditions:

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

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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'.

**PC217.**

**115-117 PARK ROAD, N8**

The Committee considered a report, previously circulated, in respect of a planning application for development of a three storey residential block at 115-118 Park Road, N8. The report set out details of the site and surroundings, planning history, description and images of the proposal, relevant planning policy, consultation and responses, analysis of the application, human rights and equalities considerations, and recommended that consent be granted, subject to conditions and to a section 106 agreement. The Planning Officer gave a presentation outlining key aspects of the report, and responded to questions from the Committee.

The following points were raised as a result of questions from the Committee and the responses provided by the officers:

- The main change from the previous application was that the footprint of the proposed building was pulled further away from the road and number 121 in order to avoid the existing sewer.
- 6 parking spaces were proposed on-site for the 9 flats; the remaining three flats would be designated car-free, and residents of those flats would not be permitted to apply for parking permits. The parking spaces would be allocated to specific flats when the flats were sold.
- The Committee asked whether permitting parking spaces for this development was consistent with the Council's transport policies; it was confirmed that the site was designated as medium in terms of PTAL (public transport accessibility level) and that some parking provision was therefore considered acceptable at this site.
- It was confirmed that the balconies were currently applied for as clear glazed, but that this could be addressed by means of condition.
- The level of parking was reported as the same as at the existing consented scheme, but this proposal was moved further away from number 121 and should therefore have less of an impact on neighbouring properties.
- It was confirmed that the parking provision was additional to the amenity space outlined in the report.
- It was suggested that a report on parking policy should be considered by the Regulatory Committee.

Cllr Lyn Weber, ward councillor, and a local resident addressed the Committee in objection to the application, and raised the following points:

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- Pre-application discussions with the architect had led to a number of changes to the scheme, including the removal of the proposed roof garden and rear balconies and the reorientation of the entrance. These changes were welcomed and it was felt that more developers should engage in pre-application discussions.
- It was suggested that the colour of the window frames should be white, and not bare metal, to be more in keeping with the area.
- It was felt that the proposal would result in a very narrow pavement, which would be out of keeping with the area and would impact on accessibility.
- The three-storey height, with an additional block on top for the elevator, would be overly imposing. Although there were similar developments in the vicinity, these were set further back from the road.

The applicant addressed the Committee in support of the application, and raised the following points:

- The previous application had been withdrawn, and a number of amendments had been made, further to discussion with the local ward councillor.
- The colour of the windows could be agreed by condition; the applicant was happy with this approach.
- It was confirmed that balconies would be painted.
- The development would have no impact on the existing pavement line.

In response to questions from the Committee to the applicant, the following points were made:

- Were the development moved further back away from the road, this would have an adverse impact on neighbouring properties.
- The number of parking spaces had been reduced from a previous proposal.
- The applicant was willing to accept the allocation of one parking space for disabled parking.
- The applicant was happy to accept that the balconies should be opaque.

The Committee examined the plans and drawings.

In summing up before moving to the recommendations of the report, the Committee suggested that additional conditions be imposed, were the application granted, requiring the balconies to be opaque, that the colour of the window frames be agreed with the local authority and that a disabled parking space be allocated. The Chair moved the recommendations of the report and on a vote it was:

**RESOLVED**

That planning application HGY/2012/1211 be granted, subject to:

- conditions as below and additional conditions requiring the balconies

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to be opaque, that the colour of the window frames be agreed with the local authority and that a disabled parking space be allocated;

- 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
<b>Title</b>
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

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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



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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

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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

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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

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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.

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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.

INFORMATIVE: All design details shall be prepared and submitted by

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the architects who prepared the applications or other such architects of comparable skill and experience as the Council may agree.

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.

**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'

Section 106: Yes

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.

**PC218.**

**185A PARK ROAD, N8 8JJ**

The Committee considered a report, previously circulated, on an application for a new planning permission to replace an extant permission in order to extend the time limit for implementation of development at 185a Park Road N8 to create six multi-use games areas and two tennis courts. The report set out details of the application, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, human rights and equalities issues and recommended that permission be granted to

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replace the extant permission. The planning officer gave a presentation outlining the key aspects of the report and responded to questions from the Committee.

At 9.35pm, the Committee resolved to suspend standing orders in order to complete the business under consideration.

- The planning officer advised the Committee that could reconsider the application in its entirety.
- It was confirmed that maintenance of the boundary fences was a condition on the existing planning consent.

A local resident representing Creos (Crouch End Open Space) addressed the Committee in objection to the application and raised the following points:

- At the time of the original consent being granted, the Committee had been told that there would be no application for floodlighting, which there subsequently was and was granted on appeal.
- The site had been blighted by neglect and was in a state of disrepair.
- No habitat or bat survey had been submitted to the Council .
- The tennis facilities were felt to be inadequate, due to lack of space.
- There were issues with parking, traffic and access associated with the proposal.
- Activities at the Pavilion were causing noise pollution affecting residents at night.
- The applicants had failed in their commitments, had alienated residents, and the extant permission should be allowed to lapse.

The Committee asked questions of the objector, as a result of which the following points were raised:

- In response to a question regarding the Planning Inspector's view that a limited degree of floodlighting would be incongruous and that there was no evidence that the area was of particular significance for the environment or wildlife, the objectors advised that they were aware of bats in the area, and did not believe that a bat survey had been undertaken.
- The objector noted that there were other floodlit tennis courts in the local area, and that there was no need for more.
- Concern was raised regarding the predominance of football in the use of the site.
- The objector stated that the applicants had had three years in which to enact the conditions on the original permission and had not done any of the things required.

The applicant and the Headteacher of Heartlands High School, addressed the Committee in support of the application:

- Developing the site would lead to regeneration of the site and would be good for the community and local schools.
- The conditions proposed would all be met.

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- When Heartlands High School had been opened, it was recommended that they should find suitable playing fields; this was a great opportunity to secure playing field provision for the students of the school and make a real difference.
- It was proposed that the fields be used for cricket, football, athletics and tennis, and would be used by the school for a minimum of 25 hours per week.
- Pupils would travel to the site by minibus and there would therefore not be any issues associated with students travelling to or from the site independently.
- The Committee was asked to grant the application.

In response to questions from the Committee, the following points were raised by the applicant and supporter:

- The school had Building Schools for the Future funding to invest in a sub-lease of the site for a period of 22 years.
- It was confirmed that the site would be available for use by other parties, also to be agreed by contract.
- It was not anticipated that there would be any issue regarding noise, as the site was sufficiently set back from neighbouring properties and a range of conditions had been agreed to mitigate any issues.
- It was suggested that a condition be added regarding the applicant looking into the issue of modern technology in floodlighting that might assist in preventing light pollution.
- It was confirmed that, if agreed, all the conditions on the original permission would be carried over, with one minor amendment to the condition regarding ecology.
- It was requested that the hours of use for the MUGA be amended to between 0800 and 2000 (April to September), in line with the Inspector's decision, and not 2100 as set out in the report.
- It was requested that an informative be added seeking discussions between the applicants and local ward councillors regarding the design of the proposed screening.
- An informative was sought asking the applicants to make it clear to local residents how they could complain in the event of noise nuisance.

The Chair moved the recommendations of the report, with an additional condition in respect of the application of modern technology designed to reduce light pollution, the amendment of the condition regarding the hours of use of the MUGA to 20:00 (April to September), and additional informatives with regard to discussions being held between the applicants and local ward councillors around the design of the screening and that it should be made clear to local residents how they could complain in the event of noise nuisance. It was:

**RESOLVED**

That, subject to an additional condition in respect of the application of modern technology designed to reduce light pollution, the amendment of the condition regarding the hours of use of the MUGA to 20:00 (April to September), and additional informatives with regard to discussions being held between the



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applicants and local ward councillors around the design of the screening and that it should be made clear to local residents how they could complain in the event of noise nuisance, planning application HGY/2012/1279 be granted, subject to conditions.

Drawing No's: TMC/01, 02A & TMC/03.

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.

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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.

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

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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'

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.

<b>PC219.</b>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>There were no new items of urgent business.</p>
<b>PC220.</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>Monday, 8 October 2012, 7pm.</p> <p>The meeting closed at 10:10pm.</p>

**MINUTES OF THE PLANNING SUB COMMITTEE  
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COUNCILLOR ALI DEMIRCI

Chair



Haringey Council

Agenda item:

[ ]

Special Planning Sub-Committee

On 8<sup>th</sup> October 2012

Report Title: Planning applications reports for determination

Report of: Lyn Garner Director of Place and Sustainability

Wards(s) affected: All

Report for: Special Planning Sub-Committee

**1. Purpose**

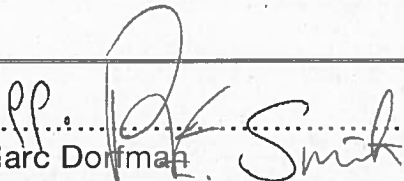
Planning applications submitted to the above Special Planning Sub-Committee for determination by Members.

**2. Summary**

All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.

**3. Recommendations**

See following reports.

Report Authorised by:  .....

Marc Dorfman  
Assistant Director Planning, Regeneration & Economy

Contact Officer: Ahmet Altinsoy

Development Management Support Team Leader

Tel: 020 8489 5114

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

Planning staff and application case files are located at 6<sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am – 5.00pm, Monday – Friday.

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**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>Reference No:</b> HGY/2011/2065	<b>Ward:</b> Highgate
<b>Address:</b> 54 Sheldon Avenue N6 4ND	
<b>Proposal:</b> Demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level	
<b>Existing Use:</b> Residential - Dwelling	<b>Proposed Use:</b> Residential - Dwelling
<b>Applicant:</b> Mr Ebbi Farsian	
<b>Ownership:</b> Private	
<b>Date received:</b> 07/11/2011 <b>Last amended date:</b> 26/12/2012	
<b>Drawing number of plans:</b> 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-300:Rev,P4 & 54SHE-301:Rev,P4.	
<b>Case Officer Contact:</b> Elizabeth Ennin-Gyasi	
<b>PLANNING DESIGNATIONS:</b>	
Retrieved from GIS on 07/11/2011 Road Network: B Road Conservation Area	
<b>RECOMMENDATION-</b> GRANT PERMISSON subject to conditions	

**SUMMARY OF REPORT:** This application property is a two storey detached dwelling located on the eastern side of Sheldon Avenue, backing onto allotment gardens. Sheldon Avenue lies within the Bishops Sub-Area of the Highgate Conservation Area. The application is for the demolition of the existing property and the erection of a replacement two-storey dwelling with rooms in the roof space and at basement level.

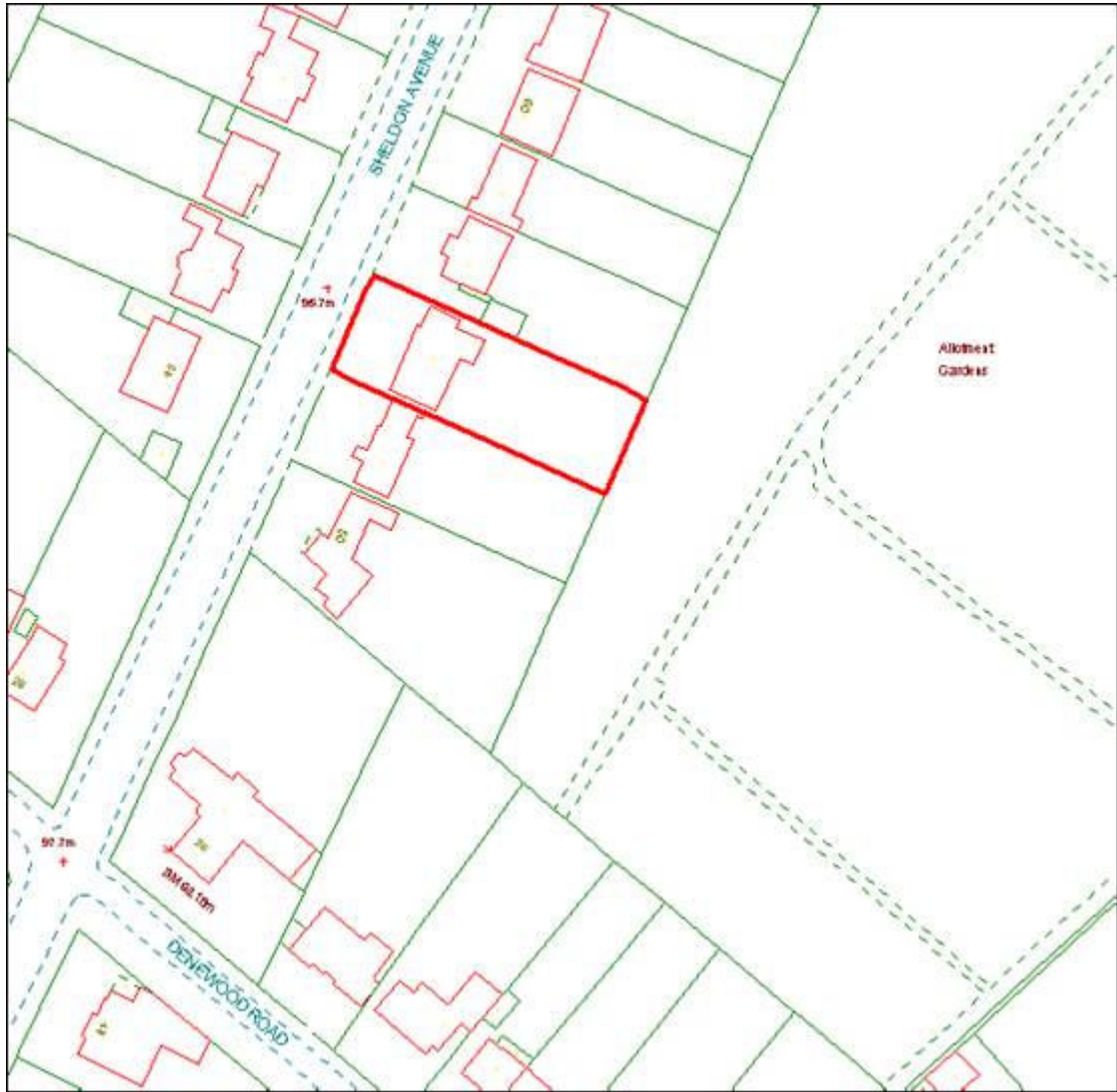
The existing house is of brick and tile construction with painted timber windows and is of the Arts and Crafts style, common to the area. The existing building is viewed as making a modest contribution to the character and appearance of the conservation area. The appearance of the building has however been compromised by a large two-storey side extension.

The proposed replacement building is considered to be of a high quality design that will respect the character of the conservation area in terms of its form, appearance, materials and front boundary treatment. The replacement building will preserve the character and appearance of this part of Highgate Conservation Area. The incorporation of a basement floor will exploit differences in ground levels across the site and the existing void associated with the existing swimming pool. Sufficient technical information has been submitted to demonstrate that the basement can be built without adverse affects on the ground water level/ flow and ground stability and conditions are proposed in relation to the basement construction proposed.



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3.0	SITE AND SURROUNDINGS
4.0	PROPOSAL
5.0	PLANNING HISTORY
6.0	RELEVANT PLANNING POLICY
7.0	CONSULTATION
8.0	ANALYSIS / ASSESSMENT OF APPLICATION
9.0	CIL APPLICABLE
10.0	HUMAN RIGHTS
11.0	EQUALITIES
12.0	CONCLUSION
13.0	RECOMMENDATION
14.0	APPENDICES

1.0 PROPOSED SITE PLAN



2.0 IMAGES



Aerial view of Sheldon Avenue



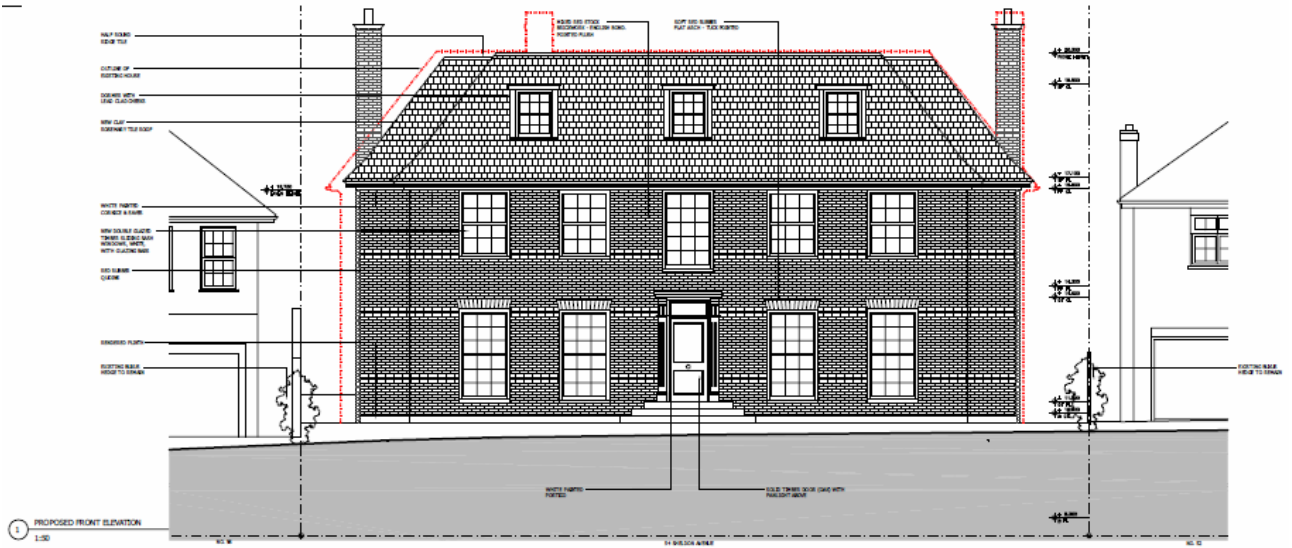
Existing Front Elevation



**Existing Rear Elevation**



**Front elevation (Scheme initially submitted)**



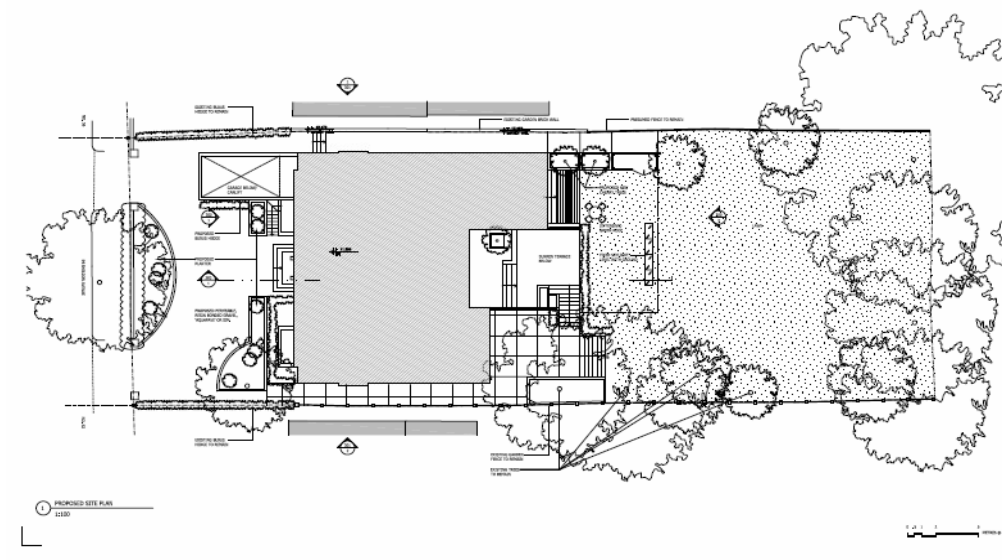
**Proposed front elevation (Revised Scheme)**



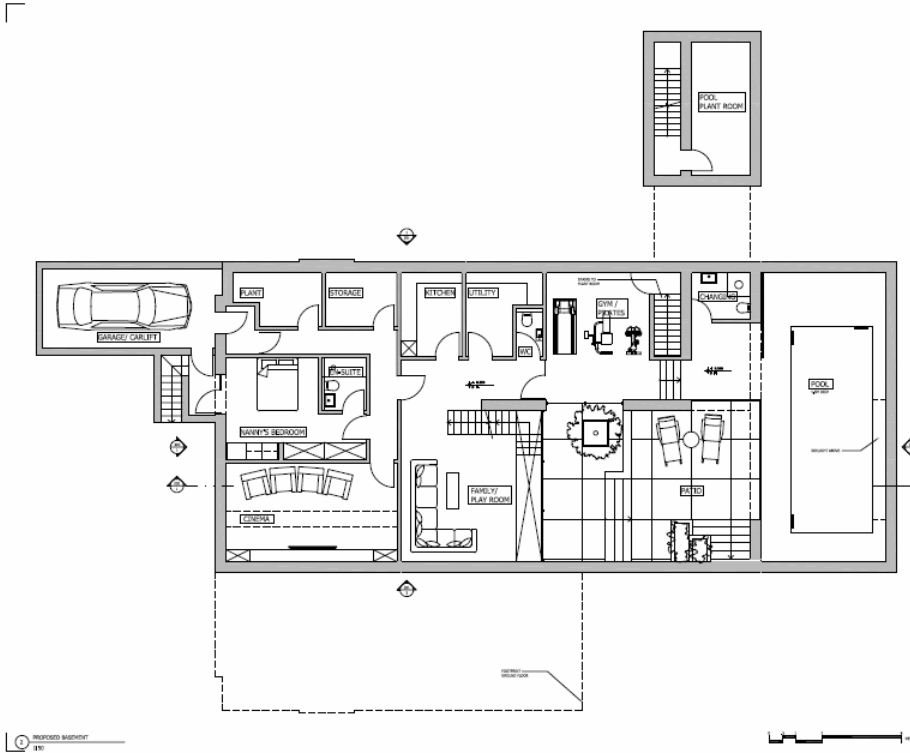
**Proposed rear elevation (Revised Scheme)**



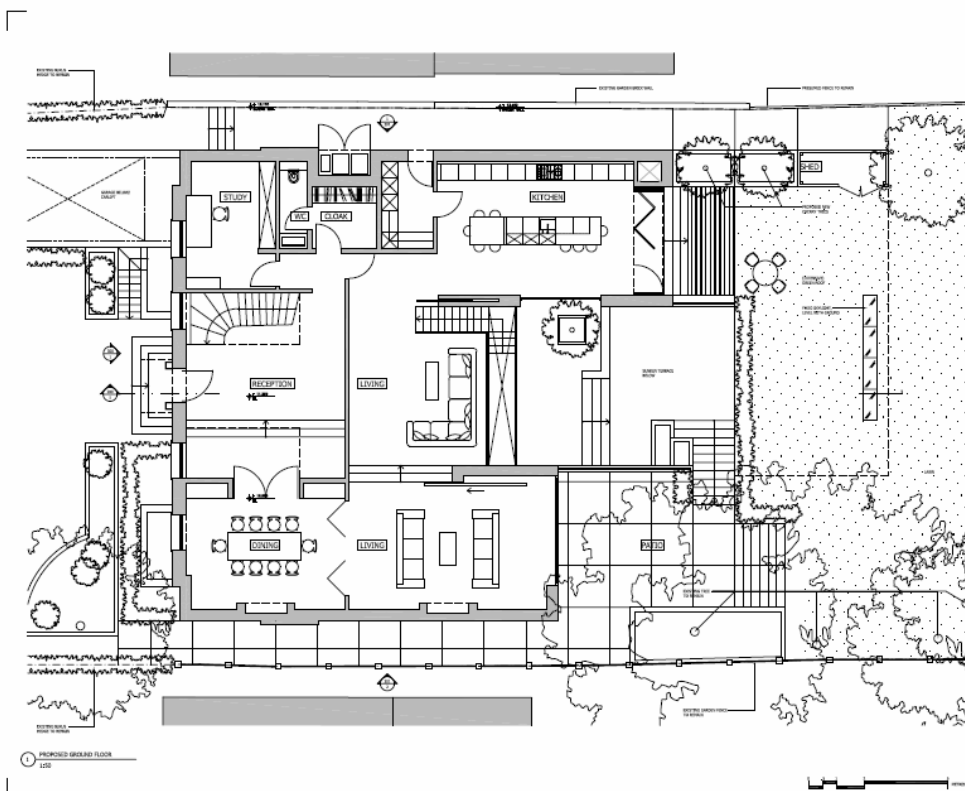
**No 19 Sheldon Avenue (The proposed scheme would match the character and appearance of this adjoining neighbouring property)**



**Proposed site plan**



Proposed basement plan



Proposed ground floor plan

### **3.0 SITE AND SURROUNDINGS**

- 3.1 This application relates to a two storey detached dwelling situated on the eastern side of Sheldon Avenue backing on to allotment gardens to the rear of the site. Sheldon Avenue lies within the Bishops Sub-Area of the Highgate Conservation Area, which lies to the west of the historic settlement of Highgate Village.
- 3.2 The development of this area mostly occurred between 1914 and 1930. There are a variety of individual treatments and materials, however red facing brickwork is the predominant facing material with some render & pebbledash, with white painted casement windows. The form of development features large two-storey detached houses on wide fronted plots, each with substantial gardens, with planting and trees contributing to the character of the street scene. Typically these houses have large hipped roofs over their main rectangular floor plans. Occasionally the roofs may feature a gable bay, which are finished in plain clay tile roofing, and frequently have tall brickwork chimneys.
- 3.3 Many of the houses along Sheldon Avenue have been extended since the 1960's, and some have been replaced with modern, contemporary, or 'new' reproduction 'traditional' style houses.

### **4.0 PROPOSAL**

- 4.1 This application is for the demolition of the existing property and replacement with a new two-storey dwelling with accommodation within the roof space. The proposal is also for the creation of a basement floor beneath the ground floor of the new house extending into the garden.
- 4.2 The scheme has been amended from the initially submitted application addressing the issue of massing and treatment of the front façade and the extent of the basement. In particular the fenestration has been amended to achieve a more balanced five bay arrangement with a central feature to the front elevation.
- 4.3 The corners to the buildings façade will still be treated with slightly contrasting soft red rubbers to articulate the building form, as do many Arts and Crafts buildings. The dominant stone portico has been replaced with a more Arts & Crafts white painted porch, and the stone plinth omitted altogether. Overall the proposal, as amended, results in a more domestically scaled building that clearly has more historic reference to the Arts & Crafts heritage of the area.
- 4.4 The ramp to the basement garage has been omitted as requested to maintain a balanced view of the property and forecourt from the street and pavement. The width and length of the proposed basement's footprint has been amended with an overall reduction that measures 80sqm. This results in a basement, which is approx 320sm in size including the open lowered terrace.



- 4.5 The pool structure which is the part that most extends to the rear and under the garden is placed in such a way as to allow a full intensive green roof with an overall build-up of 700mm. This is considered a sufficient soil layer to support a lawn.

## 5.0 PLANNING HISTORY

### 5.1 Planning Application History

HGY/2011/2066 – PENDING - 54 Sheldon Avenue London - Conservation area consent for demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level.

OLD/1978/1277 – GTD - 18-07-78 - 54 Sheldon Avenue - 10/5/78 Erection of side extension at first floor level.

REQ/2011/0251 - 52, 54 & 56 Sheldon Avenue London - Conservation Area & TPO enquiry.

### 5.2 Planning Enforcement History

No enforcement history.

## 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).

### 6.2 London Plan 2011 – (Spatial Development Strategy for Greater London)

Policy 3.5 Quality and design of housing developments

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.7 Renewable energy

Policy 7.8 Heritage assets and archaeology

### 6.3 Haringey's Local Plan; Strategic Policies (formerly the Core Strategy - Draft 2012)

SP11 Design

SP12 Conservation

### 6.4 Unitary Development Plan

- G1 Environment
- G2 Development and Urban Design
- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- OS17 Tree Protection, Tree Masses and Spines
- CSV1 Development in Conservation Areas
- CSV5 Alterations and Extensions in Conservation Areas
- CSV7 Demolition in Conservation Areas
- UD7 Waste Storage

6.5 Supplementary Planning Guidance / Documents

- SPG1a Design Guidance and Design Statements
- SPG2 Conservation & Archaeology
- SPG8a Waste and Recycling
- SPG8b Materials
- SPG9 Sustainability Statement
- SPG 3b Privacy/Overlooking, Aspect, Outlook and Daylight/Sunlight
- SPG8c Environmental Performance
- SPD Housing

6.6.1 Haringey's Draft Local Plan: Strategic Policies (formerly Core Strategy) – May 2010

- SP1 Managing Growth
- SP2 Housing
- SP11 Design
- SP12 Conservation

6.7 Other

- Haringey Draft Development Management Policies (Published for Consultation May 2010)
- Haringey 'Draft Supplementary Planning Document on Sustainable Design and Construction'
- Haringey Draft Basement Development Guidance Note (Published June 2012)

**7.0 CONSULTATION**

<b>Internal</b>	<b>External</b>
Ward Councillors	<u>Amenity Groups</u>
LBH Transportation Team	Highgate CAAC
LBH Waste Management	Highgate Society
LBH Building Control	
LBH Conservation &	<u>Local Residents</u>
Design Team	16, 18, 20, 22, 24, 26, 28,

LBH Arboriculturist	30 & 32, Denewood Road Fairway Highgate. 43, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 60, 62, 64 & 66, Sheldon Avenue. Highgate Golf Club, Flat 1 & Flat 2 Denewood Road,
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## 8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Design, form & layout;
- Effect on the conservation area;
- Basement development;
- Residential Amenity;
- Sustainability;
- Parking and access;
- Waste management;
- Trees and Landscaping.

### 8.2 Design, form & layout

8.2.1 Policy UD4 seeks to ensure that the height and scale of the development is addressed in a positive way and policy UD3 seeks to ensure that the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area. Paragraph 3.4 of SPG 8b seeks to ensure that any materials proposed for a building or its environs needs to be sensitive to the building in question, the adjoining buildings and any distinctness in the local character of the surrounding area.

8.2.2 The alignment of the new building in addition to its eaves line and ridge level will be in keeping with the existing building. The front elevation of the new dwelling will have a symmetrical design with a steep pitched roof and three small flat roofed dormers on the front roof slope.

8.2.3 The proposed building including sunken sun lounge terrace and basement level, which will incorporate the pool at basement level, will have a depth of 25.6m and width of 13.6m.

8.2.4 The proposed basement which extends into the garden will take advantage of the topography of the site and will be constructed in a 'cut & fill' method so that the current topography, whilst being re-landscaped, is essentially maintained. The single-storey rear extension near the boundary with no. 52 will occupy the same footprint and bulk as the existing, whilst that along the boundary to no. 56 will extend as far as the neighbouring extension. These elements are treated as

extensions to the main building form and as such are treated in a modern idiom, distinct and subordinate to the main building.

8.2.5 The proposed outbuilding at the rear would be 6.75m in depth and 2.25m in height. The proposed scheme will also incorporate a carport at basement level consisting of 6.3m deep and 3.5m wide.

8.2.6 The material proposed are:

- Mixed red stock (dark red English bond)
- Articulated corners (soft red rubbers)
- White painted portico/porch details
- Frameless glass balustrade on first floor rear elevation
- The rear extension will be Composite Oak/Bronze effect Aluminium
- Skylight on the ground floor to provide light in to the basement pool
- Garden shed with timber cladding
- Turf landscaping (intensive green roof on top of RC slab above the garden shed)

8.2.7 The proposed building will be treated, particularly to the front, in the 'Arts and Crafts style' drawing on the predominant theme along this part of Sheldon Avenue. The façade has a strong central symmetry and uses red mixed stock brick in an English bond as the main facing material. This is to be coupled with soft red rubber flat arches, to be tuck-pointed, above white painted timber sliding sash windows. Rosemary clay tile roof, lead-clad dormers and Portland stone portico will complete the palette. The materials proposed are appropriate in this context and sensitive to the character of the area.

8.2.8 The modern extensions to the rear will be centred around a sunken terrace and will be treated in white insulated render with the large pane glazing framed in a composite oak and bronze system.

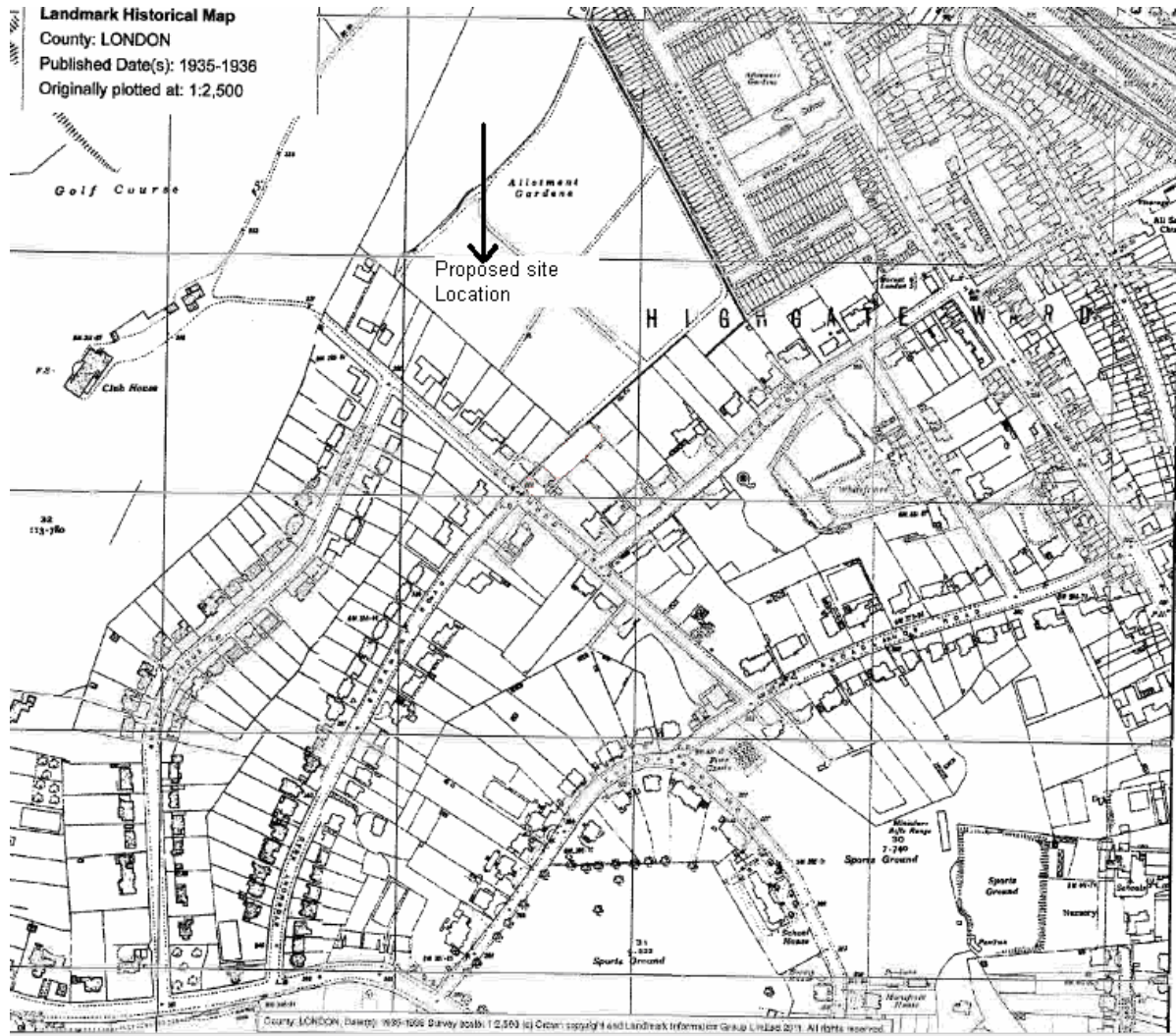
### 8.3 Impact on the Conservation Area

8.3.1 As the application site is located within a Conservation Area, Haringey's Unitary Development Plan requires under policy CSV1: Development in Conservation Areas, 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: Demolition in Conservation Areas, "the Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition 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.

8.3.2 The National Planning Policy Framework also recognises the importance of achieving good design and in specific paragraph 58 states that 'decisions should aim to ensure that developments respond to local character and

history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation and are visually attractive as a result of good architecture and appropriate landscaping.

- 8.3.3 Planning guidance requires that any replacement building should make at least an equal or greater contribution to the conservation area when compared to the contribution of existing buildings. The existing property was enlarged by a double-storey side extension. This alteration has unbalanced the appearance of the original building. The classical entrance portico appears out of character with the rest of the otherwise rather blandly detailed house. The sliding sash windows are considered to be ill-proportioned and poorly detailed. The property has suffered a degree of neglect and due to its current design and appearance is considered to be of 'neutral' quality in terms of its contribution to the conservation area.
- 8.3.4 There is considerable diversity in architectural styles around Sheldon Avenue including Neo-Georgian and Arts and crafts styles. The design of No 54 differs from that of its neighbours to either side. The most notably feature of No 54 is the large garage wing extension to the side which is not particularly sympathetic to the form and appearance of the building.



8.3.5 The Ordnance Survey Map of 1935 (as above) reveals that the developed part of Sheldon Avenue ended at the junction with Danewood Road. Development began at the southern end in 1921 and ended at Denewood Road in 1927-1928. Beyond Denewood Road there was no development until the 1950s/60s. This stretch of the road also includes two 1970s houses and two recently completed replacement houses. Along this part of Sheldon Avenue No 70 is considered to make the most positive contributor to the street scene. It is a two-storey house with accommodation within the roof space and is reminiscent of the earlier Quennell houses. The other houses along this part of the road although not architecturally striking, contribute to the character and feel of the road.

8.3.6 Haringey Conservation Officers have been consulted and initially considered the building makes a modest but significant contribution to the appearance and character of the conservation area. Planning Officers take a slightly different view and rather view the building as making a modest contribution to the character and appearance of the conservation area. Upon further evidence confirming that the northern part of Sheldon Avenue was not developed until the post 1950 period, the Conservation Officer now acknowledges the debate

on the historic significance of the building and contribution to the conservation area is diminished. As such the principle of a replacement house on this site is therefore valid, subject to the replacement further preserving or enhancing the character of the conservation area.

- 8.3.7 As previously outlined in this report the form of the replacement building has changed from the initial proposed scheme. The design and form of the replacement building is now clearly more reflective of the earlier properties along Sheldon Avenue (of the Arts & Crafts style) which are considered to preserve the character of this part of the conservation area. The new house will be characterised by a typical five-bay two-storey form which will sit comfortably within the site. Further amendments to the scheme have been made to the front elevation, namely a change to the front porch and window above.
- 8.3.8 The design and form of the replacement building is now clearly more reflective of other properties within the immediately vicinity. The neo-Georgian elements have been toned down and the mass, form and fenestration changed. As per the existing house on site the gaps between the replacement building and neighbouring properties will remain. The proposed replacement building is considered to be of a high quality design that will respect the character of the conservation area in terms of size, materials, form and front boundary treatment. Overall the replacement building will preserve the character and appearance of this part of Highgate Conservation Area.

#### 8.4 Basement Development

- 8.4.1 As previously discussed the scheme will have accommodation underneath part of the footprint of the house (which will not extend across the full width of the replacement house) in basement floor accommodation extending into the rear garden, which will extend beyond the rear elevation of the replacement house by 12.7m.
- 8.4.2 A hydrological study has been prepared by 'Fluid structures' and submitted with the planning application, the document provides an investigation into the local ground and groundwater conditions. This report highlights the outline structural study for the basement and superstructure design and construction for the proposed new residential building. The anticipated ground conditions are predominantly Claygate Member overlying London Clay. No significant below ground features are anticipated to be encountered. Immediately to the north and south of the site are residential plots with existing detached houses in close proximity. It is proposed that the basement is formed with a perimeter of non-displacement type piling, which would be installed prior to excavations commencing. The superstructure is not anticipated to present any unusual challenges or risks.
- 8.4.3 The basement excavation will be enabled by perimeter piling. This would be an on-displacement form of piling, either bored cast in place concrete piles, or steel sheet piling installed with a silent piling rig. The basement walls will be in place before excavations commence therefore minimises the risk to adjacent

properties. The proposed construction methodology following completion of site investigations and design would therefore be the following:

- Establish hoardings and protection to boundaries as necessary,
- Demolitions and site levelling,
- Formation of engineered piling mat to ensure stability of piling plant,
- Construct piling to full perimeter of basement, with piling plant positioned with the basement footprint,
- Construct capping beam to top of piles,
- Carry out excavation to basement level, installing any horizontal propping as may be required by the pile design.

8.4.4 The conclusion of the study identifies that the scheme can be built in light of hydrological and geological issues, and that it is not anticipated that the superstructure will present any unusual challenges or risks. The applicants have stated within the supporting structural survey that all unknown site conditions and construction risks will be addressed during the ongoing stages of design with the goal of reducing or eliminating them. Following the completion of this Structure and Basement Construction report, the following further work has been identified relating to the detailed design phase of the development:

- A desk top environmental assessment and an intrusive ground investigation are required to confirm the geo-environmental conditions in order to provide full design information for the proposed basement,
- Searches of statutory authorities and London Underground Limited,
- Testing of soil samples for a range of contaminants for the purpose of waste disposal certification.

## 8.5 Impact on Residential Amenity

8.5.1 Policy UD3, the Councils Housing SPD (2008) and SPG 3b seek to protect existing residential amenity and avoid loss of light and overlooking issues.

8.5.2 The siting and form of the proposed development has been considered carefully to ensure there will be no adverse impact on the amenities of adjacent properties (in terms of overlooking or overshadowing to, neighbouring properties) compared with the existing conditions. The retention and reinstatement of trees along the boundaries furthermore ensure current levels of privacy are maintained. As such, the proposed development is not considered to demonstrate any significant loss of amenity to neighbouring properties.

## 8.6 Sustainability

8.6.1 The applicants have stated that the new building will have a super insulated thermal envelope meeting the minimum, current building regulation requirements. In addition to this it is intended to install energy-efficient heating systems coupled with ground source pumps and heat recovery ventilation. The



siting and massing, along with the retention of mature trees along the boundary of the garden will ensure that solar gains are minimised during summer whilst maximised during winter months.

8.6.2 All these measures will greatly reduce the operational carbon footprint of the property and it is expected that over the lifetime of the building's occupation this would more than compensate for the carbon embodied in the new construction. Surface water run-off will be reduced by the use of permeable forecourt paving and green roof for the flat roofed elements.

## 8.7 Parking and access

8.7.1 In terms of parking the application site is not located within an area that has not been identified within the Haringey adopted UDP (2006). Current public transport accessibility levels for Sheldon Avenue are low, all its residents rely mainly on car transport with every property providing for off-street, forecourt parking. Under the proposals the required parking provision of a minimum of 1.5 parking spaces per dwelling will be achieved with off-street parking. The current 'in-and-out' for vehicular access will be retained.

8.7.2 The property will remain a single family home, thus there will be no additional vehicles parked on the property compared with the existing conditions, and no additional pressures are created on local traffic conditions. Furthermore, the highway and transportation authority do not wish to raise any objections to the above proposal.

## 8.8 Waste management

8.8.1 The plans for this application do not show where the waste storage area for this site will be located or is currently located. This 5/6 bedroom development will require a bin storage area at the front of the property suitable to store a standard kerbside collection full set consisting of 1x 360 waste bin and 1x 240 recycling bin. As such a condition of consent will require full details of proposed waste storage and collection arrangements.

## 8.9 Trees & Landscaping

8.9.1 Policy OS17: Tree Protection, Tree Masses and Spines seek to protect and improve the contribution of trees, tree masses and spines to the local character. A full detailed tree survey has been received with this planning application compliant to the requirements of BS5837: (2005) Trees in Relation to Construction - Recommendations undertaken by a qualified Arboriculturist.

8.9.2 The proposals ensure the continuing enjoyment of those trees which are deemed of good quality and suitable replacement of those which are not deemed worth retaining. There are no protected trees on site (covered by TPOs). The rear projecting elements will feature green roofs to maintain green space from a visual point of view, along with other benefits such as biodiversity, run-off water retention and the like. In the front forecourt large conifer will be felled which are deemed visually detrimental to the streetscape. The existing

mature hedges to front will be protected during the works and retained as a landscape feature.

## **9.0 CIL APPLICABLE**

9.1 The proposal will be liable for the Mayor of London's CIL as the additional floor space would exceed 100sqm. As such a charge of £35 per additional sqm would be liable. This would be collected by Haringey after implementation (if permission were granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

## **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 scheme has been amended from the initial scheme submitted. The design and form of the replacement building is now clearly more reflective of other properties within the immediately vicinity (of the Arts & Crafts style) which are considered to preserve the character of this part of the conservation area. The new house will be characterised by a typical five-bay two-storey form which will sit comfortably within the site. The replacement house will preserve the character and appearance of the conservation area.

12.2 The size and siting of the basement floor is considered to be acceptable. The proposed basement will be formed with a perimeter of non-displacement type piling, which would be installed prior to excavations commencing. The applicants have demonstrated that the superstructure is not anticipated to present any unusual challenges or risks. Furthermore, the Hydrological Study submitted with the application confirms that the proposed basement extension 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.

- 12.3 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. Given the above this application is recommended for APPROVAL.

### 13.0 RECOMMENDATIONS

#### GRANT PERMISSION

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.

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.

#### 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.

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.

10. **Monitoring by Engineer**

**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. **Cumulative Development**

**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 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.

## 14.0 APPENDICES

### 15.1 Appendix 1: Consultation Responses

No.	Stakeholder	Question/Comment.	Response
	<b>INTERNAL</b>		
1	Building Control	No initial comments. New house would be subject to full check under the Building Regulations. Fire Authority access as before.	No objections.
2	Waste Management	<p>The plans for this application do not show where the waste storage area for this site will be located or is currently located. This 5/6 bedroom development will require a bin storage area at the front of the property suitable to store a standard kerbside collection full set consisting of 1x 360 waste bin and 1x 240 recycling bin.</p> <p>The application has been given RAG traffic light status of AMBER for waste storage and collection arrangements</p>	The plans for this application do not show where the waste storage area for this site will be located or is currently located. Therefore, a condition would be attached in order to satisfy this requirement.
3	Conservation & Design Officer	<p>The house still makes a modest but significant contribution to the Conservation Area.</p> <p>The Conservation &amp; Design Officer has</p>	<p>The existing property was enlarged by a double-storey side extension. The classical entrance portico appears out of character with the rest of the otherwise rather blandly detailed house. The sliding sash windows are ill-proportioned and poorly detailed.</p> <p>Overall the property has suffered from years of neglect and due</p>

		<p>stated that traditional buildings are repairable, adaptable, convertible, and can be thermally upgraded to make them more sustainable. They represent a significant resource of embodied energy and when kept in a state of good repair &amp; maintenance, they can serve future generations.</p> <p>The Conservation &amp; Design Officer is not convinced that there is a valid case to justify the proposed demolition of No 54. It appears to be in sound condition and, with proper repair and maintenance, there is no reason it cannot continue as a residence into the future. It is regrettable that its architectural interest has been diminished by the previous alterations, however this is potentially reversible and an extension at the rear may be possible as long as it is in scale with the original house.</p> <p>The harm in this instance would be the loss of a building which has historic relevance to the development of this sub-area of Highgate Conservation Area and despite some alterations it has an attractive appearance which clearly dates to that period. The replacement building would result in the loss of historic connection which is a fundamental aspect</p>	<p>to its design and appearance is considered make a neutral contribution to the conservation area.</p> <p>There is no element of arts and crafts detailing to this property and it is therefore considered that the redevelopment of this site would not detract from the character and appearance of the Highgate Conservation Area. Furthermore, the proposed redevelopment will be undertaken in such a way that it would be more reflective of the existing adjacent houses within Sheldon Avenue and within the immediate vicinity (of the Arts &amp; Crafts style) which are considered preserve the character and appearance of this part of the Highgate Conservation Area.</p> <p>This property does not contain any historical or architectural merit. Furthermore, the existing property was enlarged by a double-storey side extension. The classical entrance portico appears out of character with the rest of the otherwise rather blandly detailed house. The sliding sash windows are ill-proportioned and poorly detailed. Overall the property has also suffered from years of neglect and due to its design and appearance is considered to make a neutral contribution to the Highgate Conservation Area. National Planning Policy Framework Adopted April 2012 states that 'decisions should aim to ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation and are visually attractive as a result of good architecture and appropriate landscaping.</p> <p>The proposed development would be considered to preserve the</p>
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		<p>of the character and appearance of a conservation area. As such there does not appear to be a clear justification for demolition in this instance.</p> <p>Conservation Area Consent for demolition should not be granted <u>unless</u> there are acceptable and detailed plans for any redevelopment. Planning guidance requires that any replacement building should make at least an equal or greater contribution to the conservation area when compared to the contribution of existing building. If it fails to do so it should not be favourably recommended.</p>	<p>character and appearance of the Highgate Conservation Area. Furthermore, Paragraph 136 of the National Planning Policy Framework Adopted April 2012 states that Local Planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites 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.</p>
1	<p><b>AMENITY GROUP</b></p> <p>Highgate Society</p>	<p><b>Question/Comment.</b></p> <p>The Highgate Society objects to the proposals on the following grounds:</p> <p>1. The design statement maintains that the development is necessitated by the existing dwelling being 'wholly inadequate with regards to energy efficiency'. In the context of demolishing what appears to be a perfectly wholesome structure, and its replacement with a much larger one, there can be no sensible justification for the proposals on the basis of</p>	<p><b>Response</b></p> <p>The applicants have stated their intension to employ a sustainable method of development and which involves the re-use of materials from the demolition to be recycled on site as hard core; New build will be substantially more energy efficient and have lower (operational) carbon footprint; Surface water runoff reduction by permeable forecourt paving &amp; green roofs; Existing landscaping will be retained / reinstated, proposed Green roofs add to biodiversity.</p>

		<p>sustainability or energy conservation.</p> <p>2. The Highgate Society considers that the proposed design does not represent any enhancement of Highgate Conservation Area, which justifies the demolition of the existing residence. In fact the proposed design essentially replaces the existing at a larger scale and with greater symmetry on the street elevation.</p> <p>3. This proposed scheme, and other consented schemes like it in Sheldon Avenue, are slowly destroying the character that makes Sheldon Avenue unique and desirable in the first place. The existing dwelling, although unexceptional, nonetheless contributes to the continuity and character of the Conservation Area and has a patina of use and mature landscaping which is easily eradicated by the construction of new, over-scaled, pastiche villas.</p> <p>4. The greatly enlarged basement requires a hydrological/geotechnical survey and detailed construction method statement before any proposals can be commented upon. Additional deep basements should not be permitted in the area unless it can be shown that they will</p>	<p>It is considered that there would be a sensible justification for the demolition of the house, as the existing character of the property does not enhance to the character and appearance of the Highgate Conservation Area Furthermore the replacement house has been amended so that its scale and massing would be less than the existing house and would be a sympathetic and preserve the Character and Appearance of the Highgate Conservation Area.</p> <p>There are no Arts and Crafts detailing to this property; the current condition of the property does not lend its self to any architectural or historical merit. The proposed replacement building is considered to be of a high quality deign that will respect the character of the conservation area in terms of size, materials, form and front boundary treatment. Overall the replacement building will preserve the character and appearance of the Highgate Conservation Area.</p> <p>The trees and landscaping would be retained and enhanced.</p> <p>A Hydrological survey has been submitted with the planning application. The research found that there are no significant surface watercourses in the locality. Molton Brook is approximately 1500m distant to the north west. Review of the Lost Rivers of London map confirms that the site is north of the primary recorded underground watercourses, which are</p>
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2	Highgate CAAC	<p>not exacerbate any groundwater problems, to the detriment of neighbours, who must be given the opportunity to comment.</p> <p>5. The proposals will remove a number of trees at the side and front of the property. The impact on the streetscape is considerable and the proposals should be amended to retain all mature trees or replace them with mature specimens.</p> <p>6. Neighbour's views should be considered.</p> <p>In view of the above, the Highgate Society objects to this application.</p> <p>The CAAC wishes to register a strong objection to this proposal for the following reasons.</p> <p>No hydrology report has been submitted despite the fact that the proposal includes a very large basement which may well have a considerable adverse effect on ground water flows in the area even causing damage to adjoining properties. A proper independent assessment must be carried out. Similarly no adequate assessment to the possible risks to mature trees on the site or in adjoining</p>	<p>associated with the Highgate Ponds. Pockets of ground water may be found in the sandy strata however, which will inform the basement construction methodology. A desktop review of London Underground infrastructure indicates it is unlikely that LUL facilities would be affected by the proposed development. Formal searches would however be implemented, with Thames Water and other utilities as well as LUL, as part of the design development.</p> <p>The conclusion of the Hydrological survey study is that the scheme is viable in light of hydrological and geological issues, and that is not anticipated that the superstructure will present any unusual challenges or risks.</p> <p>A full detailed tree survey has been received with this planning application compliant to the requirements of BS5837: (2005) Trees in Relation to Construction - Recommendations undertaken by a qualified Arboriculturist.</p> <p>This proposal will result in the loss of several trees that are all low category because of their poor condition or small size. One high category tree will also be lost. All the significant boundary tree cover will remain intact and no further high category trees will need to be removed. There is plenty of space for tree planting and a comprehensive new landscape scheme using significant stock is feasible. The size of these new trees and their future growth will significantly enhance the contribution of this site to local amenity and more than compensate for the loss of existing trees. The proposed changes may affect further trees if appropriate protective measures are not taken. However, if adequate precautions to protect the retained trees are specified</p>
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		<p>gardens has been provided. This presents a possible danger to a very important feature of the Conservation Area. The excavation proposed extends much too far beyond the footprint of the remainder of the building causing loss of green space to the detriment of the Conservation Area. No Construction Management plan has been submitted detailing how these works on a considerable scale can be managed</p>	<p>and implemented through the arboricultural method statement included in this report, the overall impact of the proposal on local amenity will be low and limited to the short term only. Indeed, the new sustainable planting proposals will increase the potential of the site to contribute to local amenity well beyond the short term.</p> <p>A Hydrological survey has been submitted with the planning application. The research found that there are no significant surface watercourses in the locality.</p> <p>A full tree survey compliant to the requirements of BS5837: (2005) Trees in relation to Construction - Recommendations undertaken by a qualified Arboriculturist was submitted with the planning application. However, the planning permission will be conditioned so that details of the existing trees to be retained and replacement trees are submitted to and agreed by the LPA before the development is commenced.</p> <p>The proposal will be conditioned so that details of the existing trees to be retained and replacement trees are submitted to and agreed by the LPA before the development is commenced Plan has been submitted and approved in writing by the LPA.</p> <p>The planning permission will be conditioned so that no development takes place, including any works of demolition, until a Construction Management Plan has been submitted and approved in writing by the LPA.</p>
	<p><b>NEIGHBOUR CONSULTED</b></p>	<p><b>2 objection letters received</b></p>	<p><b>Response</b></p>

	<p><u>Comments by: K Ramachandrn</u> <u>From:16 Denewood Road Highgate N6 4AJ</u></p> <p><u>Comments by: Dr Clive Handler</u> <u>From:56 Sheldon Avenue Highgate, London N6 4ND</u></p>	<p>The proposed hydrology report was not submitted with the application, which would be an important aspect, as the scheme would involve basement excavations.</p> <p>No adequate assessment to the possible risks to the mature trees on the site.</p> <p>The proposed excavation extends to far beyond the footprint on to the rear garden causing loss of green space to the detriment of the conservation area.</p> <p>The applicants have not submitted construction management plan.</p> <p>The redevelopment would be regarded as overly large that would further spoil the character of the conservation area. The damage caused on to the roads, pavements and trees from the construction process should also be</p>	<p>A Hydrological survey has been submitted with the planning application.</p> <p>A tree report was submitted with the scheme however the planning permission will be conditioned so that details of the existing trees to be retained and replacement trees are submitted to and agreed by the LPA before the development is commenced. There are no tree protection orders on any of the trees on the application site. The rear extensions will feature green roofs to maintain green space from a visual point of view, along with other benefits such as biodiversity, run-off water retention and the like. The forecourt will feature the felling of the large conifer which is deemed visually detrimental to the streetscape as it dwarfs the nearby tree on the pavement and is in itself considered to be unattractive.</p> <p>The planning permission will be conditioned so that no development takes place, including any works of demolition, until a Construction Management Plan has been submitted and approved in writing by the LPA.</p> <p>The redevelopment is appropriate in scale, massing and height and the existing has no design merit and neither does it represent a significant design era. It is considered that the proposal will not fail to enhance the conservation area, which is considered to preserve the character and appearance of this part of the Highgate Conservation Area.</p>
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		<p>taken seriously by the council.</p> <p>The proposed development would significantly affect the ground water distribution in the area causing floods in the garden and roads during heavy rain pour.</p> <p>There is not enough information on the basement, its construction, the damage to the water table, its consequent effect on the neighbouring foundations and the potential damage to our home (no 56), garden and drainage.</p>	<p>The conclusion of the Hydrological survey study is that the scheme is viable in light of hydrological and geological issues, and that it is not anticipated that the superstructure will present any unusual challenges or risks.</p> <p>Proposed Construction Methodology has been submitted with the planning application. Subject to confirmation of the anticipated ground and groundwater conditions by site investigation, it is therefore proposed that the basement excavation will be enabled by perimeter piling. This would be a non-displacement form of piling, either bored cast in place concrete piles, or steel sheet piling installed with a silent piling rig. As the basement wall is in place before excavations commence this minimises the risk to adjacent properties. The anticipated sequence of work, following completion of site investigations and design, would therefore be;</p> <ul style="list-style-type: none"> <li>• Establish hoardings and protection to boundaries as necessary,</li> <li>• Demolitions and site levelling,</li> <li>• Formation of engineered piling mat to ensure stability of piling plant, Construct piling to full perimeter of basement, with piling plant positioned within the basement footprint,</li> <li>• Construct capping beam to top of piles</li> <li>• Carry out excavation to basement level, installing any horizontal propping as may be required by the pile design.</li> </ul>
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Planning Sub-Committee 8<sup>th</sup> October 2012

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>Reference No:</b> HGY/2011/2066	<b>Ward:</b>
<b>Address:</b> 54 Sheldon Avenue N6 4ND	
<b>Proposal:</b> Conservation area consent for demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level	
<b>Existing Use:</b> Residential dwelling	<b>Proposed Use:</b> Residential dwelling
<b>Applicant:</b> MrEbbi Farsian	
<b>Ownership:</b> Private	
<b>Date received:</b> 07/11/2011 <b>Last amended date:</b> DD/MM/YYYY	
<b>(PLEASE UPDATE ILAP SCREEN 2 IF PLANS AMENDED – ALSO FORWARD TO DM MAILBOX)</b>	
<b>Drawing number of plans:</b> 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.	
<b>Case Officer Contact:</b> Elizabeth Ennin-Gyasi	
<b>PLANNING DESIGNATIONS:</b>	
Retrieved from GIS on 07/11/2011 Conservation Area Road Network: B Road	
<b>RECOMMENDATION</b>	
GRANT PERMISSION	

**SUMMARY OF REPORT:**

The proposal respects the character and the established rhythm and form of Sheldon Avenue. The proposed works for demolition of the existing property and erection of a new 2 storey dwelling would not detract from the character and appearance of the Highgate Conservation Area or of the adjoining properties. It is considered that the existing property is not of significant architectural and historical significance. It has no features that reflect the Arts & Crafts movement and is considered to provide a neutral contribution to the conservation area. The proposed new house is considered to provide a positive contribution to the conservation area and preserve the character and appearance of the Highgate Conservation Area as a whole, and Sheldon Avenue in particular. Overall the proposal will make an equal or greater contribution to the character and appearance of this part of the conservation area when compared to the existing building on site and as such the proposal accords with policies CSV1 'Development in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation and Archaeology'. Given the above this application is recommend for APPROVAL.

**1.0 SITE AND SURROUNDINGS**



1.1 As per HGY/2011/2065

## **2.0 PROPOSAL**

2.1 This application is for Conservation area consent for demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level.

## **3.0 PLANNING HISTORY**

3.1 As per HGY/2011/2065

3.2 Planning Enforcement History

No enforcement history

## **4.0 RELEVANT PLANNING POLICY**

4.1 National Planning Policy

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

4.3 London Plan 2011

Policy 7.4 Local character  
Policy 7.6 Architecture

5.3 Policy 7.8 Heritage assets and archaeology  
Policy 7.9 Heritage-led regeneration

4.4 Haringey Unitary Development Plan (2006)

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

4.5 Supplementary Planning Guidance

SPG2 Conservation and Archaeology

4.6 Haringey's Draft Local Plan: Strategic Policies (formerly Core Strategy) – May 2010

SP1 Managing Growth  
SP2 Housing  
SP11 Design  
SP12 Conservation

## **5.0 CONSULTATION**

As per HGY/2011/2065

## **6.0 RESPONSES**

As per HGY/2011/2065

## **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 As outlined in the report for the accompanying planning application HGY/2011/2065, there are a variety of individual treatments and materials within Sheldon Avenue, however red facing brickwork is the predominant facing material with some render & pebbledash, with white painted casement windows. The form of development features large 2 storey detached houses on wide fronted plots, each with substantial gardens, with planting and trees contributing to the character of the street scene. Typically these houses have large hipped roofs over their main rectangular floor plans. Occasionally the roofs may feature a gable bay, which are finished in plain clay tile roofing, and frequently have tall brickwork chimneys. Originally there would have been notable gaps at the side of the house to the boundary fence, to allow for hedges and mature trees to provide screening and privacy.

- 7.5 There is considerable diversity in architectural styles around Sheldon Avenue including Neo-Georgian and Arts and crafts styles. The design of No 54 differs from that of its neighbours to either side. The most notable feature of No 54 is the large garage wing extension to the side which is not particularly sympathetic to the form and appearance of the building.
- 7.6 The Ordnance Survey Map of 1935 reveals that the developed part of Sheldon Avenue ended at the junction with Danewood Road. Development began at the southern end in 1921 and ended at Denewood Road in 1927-1928. Beyond Denewood Road there was no development until the 1950s/60s. This stretch of the road also includes two 1970s houses and two recently completed replacement houses. Along this part of Sheldon Avenue No 70 is considered to make the most positive contributor to the street scene. It is a two-storey house with accommodation within the roof space and is reminiscent of the earlier Quennell houses. The other houses along this part of the road although not architecturally striking, contribute to the character and feel of the road.
- 7.7 Haringey Conservation Officers have been consulted and initially considered the building makes a modest but significant contribution to the appearance and character of the conservation area. Planning Officers take a slightly different view and rather view the building as making a modest contribution to the character and appearance of the conservation area. Upon further evidence confirming that the northern part of Sheldon Avenue was not developed until the post 1950 period, the Conservation Officer now acknowledges the debate on the historic significance of the building and contribution to the conservation area is diminished. As such the principle of a replacement house on this site is therefore valid, subject to the replacement further preserving or enhancing the character of the conservation area.
- 7.11 The proposed replacement building is considered to be of a high quality design that will respect the character of the conservation area in terms of size, materials, form and front boundary treatment. Overall the replacement building will preserve the character and appearance of the Highgate Conservation Area.
- 7.12 In this instance it is considered that the existing house is not of architectural merit and makes only a neutral contribution and therefore the character and appearance of the conservation area will not be unduly affected by the redevelopment of this site, as it will replace a building of modest quality with modern buildings of acceptable quality and design.
- 7.13 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.

## **8.0 RECOMMENDATIONS**

### **GRANT PERMISSION**

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.

Subject to the following condition(s)

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 & Archaeology'.

Planning Sub-Committee 8<sup>th</sup> October 2012

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****Reference No:** HGY/2012/0929**Ward:** Crouch End**Address:** 145H Crouch Hill N8 9QH**Proposal:** Conversion of church recording studios to 5.no residential units (C3) (4 x 2 bed and 1 x 3 bed) and 50sqm of commercial/office (B1) space**Existing Use:** Recording Studio**Proposed Use:** Residential (C3) /Commercial (B1)**Applicant:** Mr D Gray - Green Scar Ltd**Ownership:** Private**DOCUMENTS****Title**

Design &amp; Access Statement –Ref: CRHXDAS02 (StudioMarkRuthvenArchitecture) 30/04/12

Addendum to Design and Access Statement (StudioMarkRuthvenArchitecture) 21/09/12

Haringey Sustainability Checklist

**PLANS**

<b>Plan Number</b>	<b>Revision</b>	<b>Plan Title</b>
CRH-X-001	-	Location Plan
CRH-X-002	-	External Photographs I
CRH-X-003	-	External Photographs II
CRH-X-100	-	Existing Ground Floor Plan
CRH-X-100.1	-	Existing Mezzanine Floor Plan
CRH-X-101	-	Existing First Floor Plan
CRH-X-102	-	Existing Second Floor Plan
CRH-X-200	-	Existing Section 1
CRH-X-201	-	Existing Section 2
CRH-X-300	-	Existing Front (East) Elevation
CRH-X-301	-	Existing Rear (West) Elevation
CRH-P-100	B	Proposed Ground Floor Plan
CRH-P-101	-	Proposed First Floor Plan
CRH-P-102	-	Proposed Second Floor Plan
CRH-P-103	-	Proposed Terrace Plan
CRH-P-104	-	Proposed Roof Plan
CRH-P-200	-	Proposed Section I
CRH-P-201	-	Proposed Section II
CRH-P-300	-	Proposed Front (East) Elevation
CRH-P-301	-	Proposed Rear (West) Elevation
CRH-P-302	-	Proposed Side (North) Elevation
CRH-P-303	-	Proposed Rear Elevation with Materials

**Case Officer Contact:**

Michelle Bradshaw

P: 0208 489 5280

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

**PLANNING DESIGNATIONS**

Road Network: C Road

Conservation Area

Restricted Conversion Area

Air Quality Management Area (AQMA)

**RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to s106 legal agreement

**SUMMARY OF REPORT**

That the Planning Committee be minded to grant planning permission for application HGY/2012/0929 subject to conditions and s106 legal agreement. The report summary and conclusion are set out at section 12.0 of this report. It is considered that the scheme is consistent with planning policy. The proposed development will preserve the character of the locally listed building and conservation area. The proposed development will have no adverse impact on the visual amenity of the street scene or on the amenity of neighbouring residents or occupiers. The resulting development will provide a high standard of accommodation for future occupiers. Therefore, subject to appropriate conditions and s106 legal agreement, the application is considered acceptable and on this basis, it is recommended that the application be granted planning permission.

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14.0	APPENDICES

1.0 SITE PLAN





2.0 PLANS AND PHOTOGRAPHS

FRONT ELEVATION



**FRONT ELEVATION (145C TO THE LEFT (NOT PART OF APPLICATION) AND 145H TO THE RIGHT)**



**VIEW NORTH TOWARDS CROUCH END TOWN CENTRE (145C TO THE LEFT (NOT PART OF APPLICATION SITE) AND 145H TO THE CENTRE OF PHOTO)**



**REAR ELEVATION (145H TO THE LEFT HAND SIDE AND 145C (NOT PART OF APPLICATION) ON THE RIGHT HAND SIDE)**



**REAR ELEVATION**



INTERNAL FEATURES



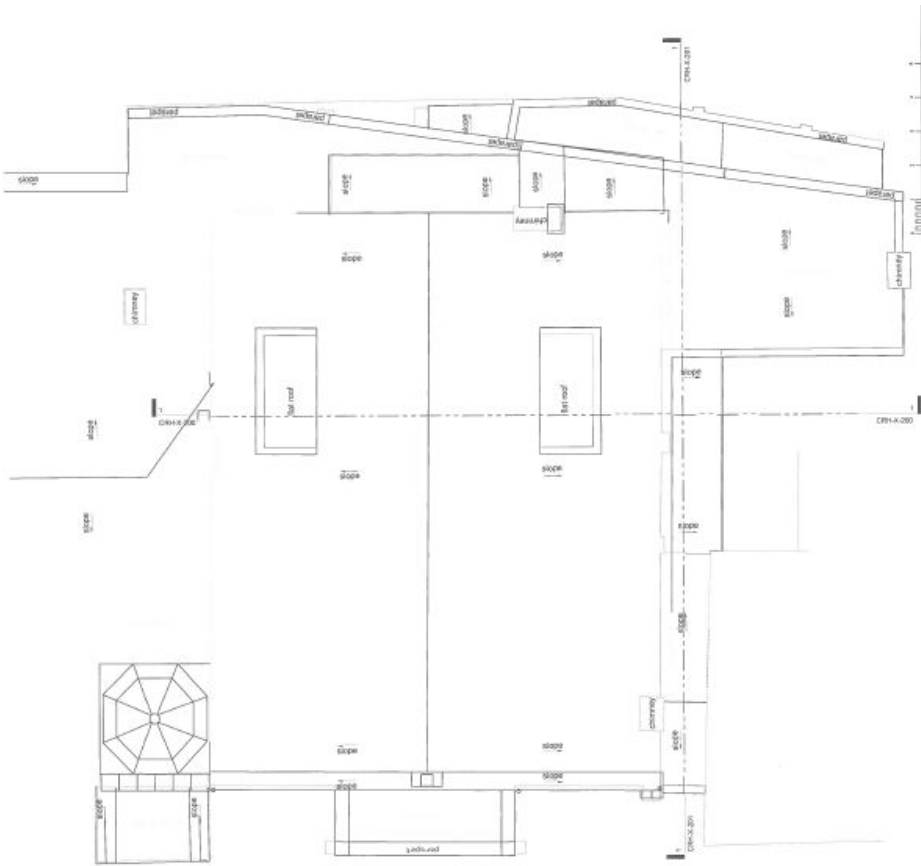
**EXISTING AND PROPOSED FRONT ELEVATION**



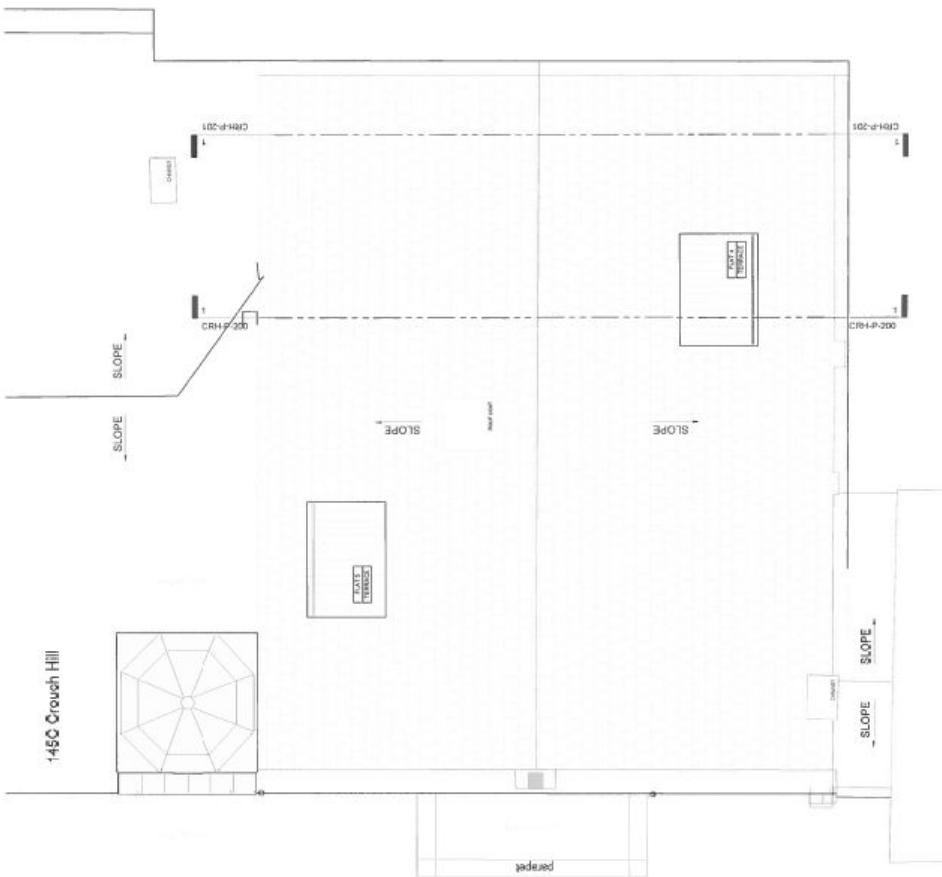
**PROPOSED SIDE ELEVATION**



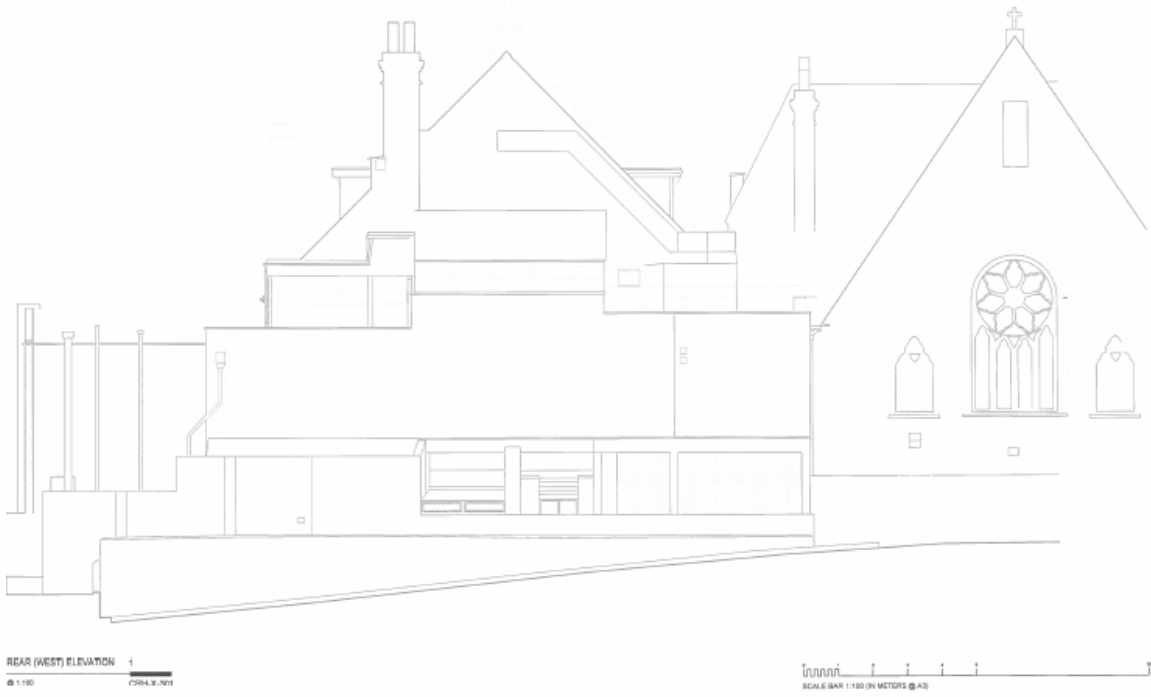
EXISTING ROOF PLAN



PROPOSED ROOF PLAN



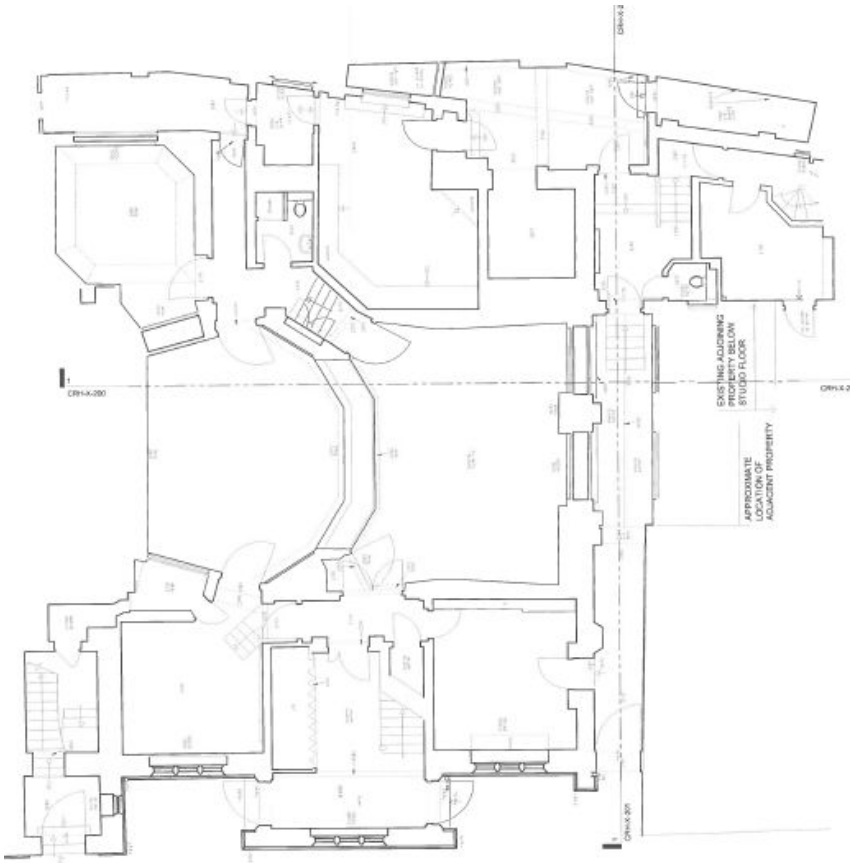
EXISTING REAR ELEVATION



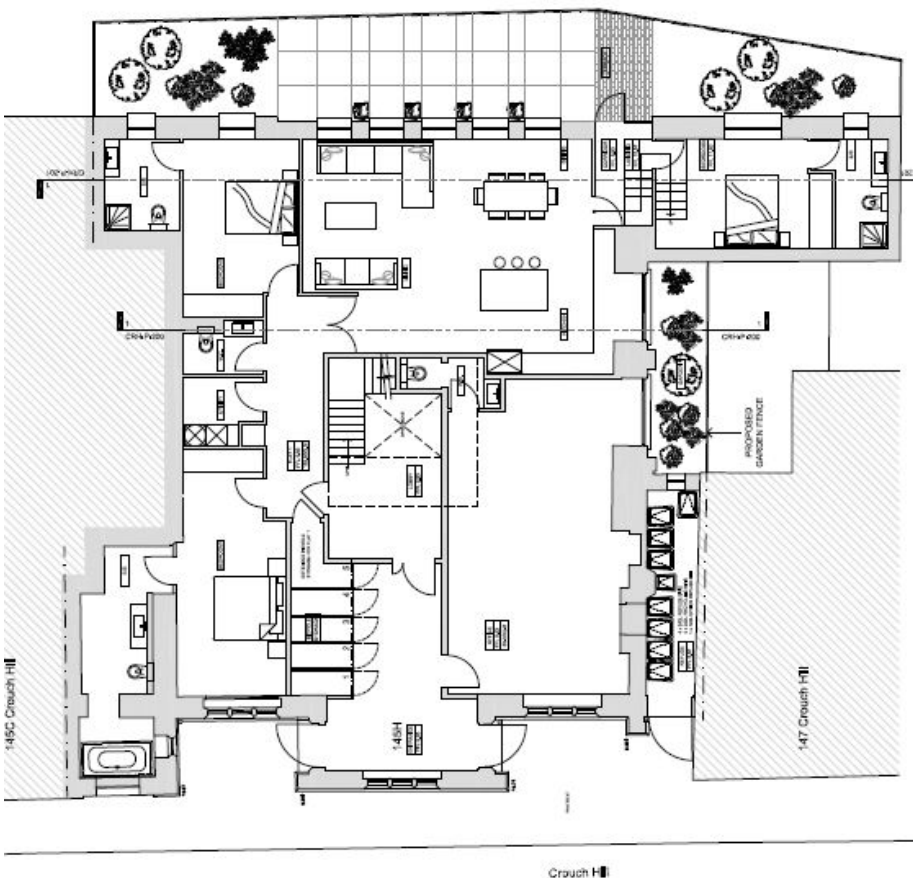
PROPOSED REAR ELEVATION



**EXISTING GROUND FLOOR PLAN**

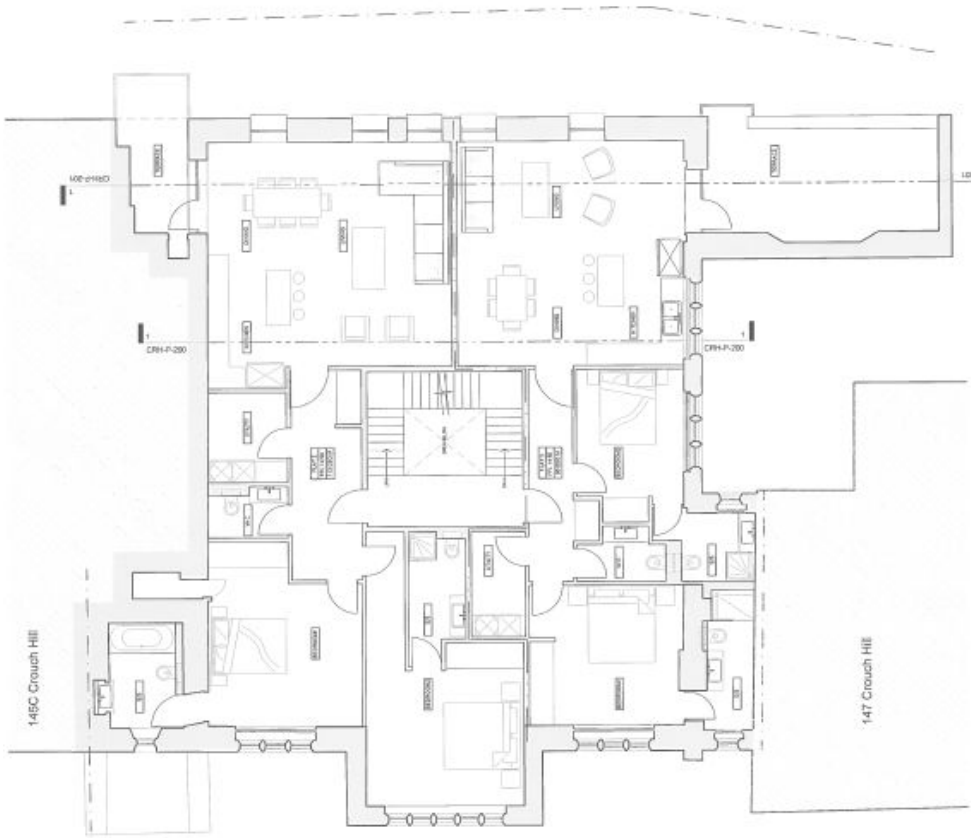


**PROPOSED GROUND FLOOR PLAN**





**PROPOSED FIRST FLOOR PLAN**



**PROPOSED SECOND FLOOR PLAN**



### **3.0 SITE AND SURROUNDINGS**

- 3.1 The site is known as Church Studios and is located 145H Crouch Hill, N8. The property is located on the western side of Crouch Hill. The property is a three storey building of stone construction. The front elevation is largely original however a number of extensions have been carried out to the rear and western elevations. The building was converted to a music recording studio approximately 25 years ago.
- 3.2 The Crouch End Conservation Area Appraisal (2010) states that “Crouch Hill is a narrower, but busy street with a considerable sense of enclosure particularly at its northern end and views south are closed by a few street trees at the junction with Haringey Park where the street widens. The original granite kerb stones are retained but the pedestrian pavement has small uneven square slabs and areas of patched concrete”.
- 3.3 “Park Chapel, No. 145 Crouch Hill, currently known as the Mount Zion Cathedral, is a large mid 19th Century local listed two storey stone church building that extends along the back of the pavement and terminates the views along Haringey Park. The east elevation has Gothic influences with lancet windows, gables and tall slate roofs. The central section has a two storey projecting porch with a parapet and a tall tower with a pointed spire. The south end has a squat tower with a stone eaves cornice and hipped slate roof. The height, length and bulk of the Chapel building has a somewhat overbearing effect upon this narrow part of Crouch Hill and has a significant impact on the appearance of this part of the conservation area”.
- 3.4 The property 145 (Park Chapel) is locally listed (1 September 1976). The site is located within a Conservation Area and is also within a designated Restricted Conversion Area. The site is within close proximity to the Town Centre of Crouch End

### **4.0 PLANNING HISTORY:**

#### **4.1 Planning Application History**

- Planning OLD/1980/1050 WDN 04-03-80 Park Chapel Site 147 Crouch Hill 15/1/80 Use of part of ground floor as a rehearsal/recording studio.
- Planning OLD/1985/0282 GTD 19-03-85 Park Chapel Site 147 Crouch Hill 17/1/85 Continued use of ground floor as recording studios.
- Planning OLD/1987/0351 GTD 15-12-87 Anxious Music Ltd 147 Crouch Hill London Floor of Park Chapel as studio workshop and artist studio.
- Planning HGY/1992/1192 GTD 19-01-93 Church Studios 145H Crouch Hill London Deletion of condition 4 attached to planning permission HGY/45111 concerning hours of operation.

#### **4.2 Planning Enforcement History**

- Planning Complaints NCC/2005/00720 CLOSED 00-00-00 Church Studios 145H Crouch Hill London - Studio operating outside the hours specified in their planning permission –

08.09.05 - Site visit.

Investigated planning permission. Original application HGY/4511 imposed a condition (condition 4) stating that the studio's could not be operated after 8pm or before 8am on any day and not at all on Sundays or Bank Holidays.

HGY/1992/1192 requested that condition 4 relating to the hours of operation in HGY/4511 be deleted as the building had been soundproofed. This was granted.

Overall no breach of planning permission in terms of hours of operation. Will send letter to Church Studios informing them to keep windows closed at night, but case to be closed.

## **5.0 RELEVANT PLANNING POLICY**

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

### **National Planning Policies**

#### National Planning Policy Framework (March 2012)

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

The following Paragraphs are of particular relevance: 2, 7, 12, 13, 17, 49, 56, 58, 62, 64, Part 12 "Conserving and Enhancing the Historic Environment", 131, 196, and 197, Annex 1, Annex 2 and Annex 3.

### **Regional Planning Policy**

#### The London Plan (Adopted July 2011)

Policy 3.3 Increasing housing supply  
Policy 3.4 Optimising housing potential  
Policy 3.5 Quality and design of housing developments  
Policy 3.8 Housing choice  
Policy 3.10 Mixed and balanced communities  
Policy 5.2 Minimising carbon dioxide emissions  
Policy 5.3 Sustainable design and construction  
Policy 5.18 Construction Excavation and Demolition Waste  
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 Mayors Other Strategies

The Mayor's Housing SPG (November 2005)  
The Mayor's Sustainable Design and Construction SPG (2006)  
The Mayor's Air Quality Strategy: Clearing the Air (2010)  
The Mayor's London Housing Design Guide (August 2010)  
The Mayor's Accessible London: Achieving an Inclusive Environment SPG

The Mayor's Wheelchair Accessible Housing Best Practice Guide (BPG)  
The Mayor's Best Practice Guide - Control of Dust & Emissions during Construction  
The London Housing Design Guide (2010)

### **Local Planning Policy**

#### Haringey Unitary Development Plan (2006)

G1 Environment  
G2 Development and Urban Design  
G3 Housing Supply  
G4 Employment  
G8 Creative Leisure and Tourism  
G10 Conservation  
UD1 Planning Statements  
UD2 Sustainable Design and Construction  
UD3 General Principles  
UD4 Quality Design  
UD6 Mixed Use Developments  
UD7 Waste Storage  
UD8 Planning Obligations  
HSG1 New Housing Developments  
HSG2 Change of Use to Residential  
HSG10 Dwelling Mix  
EMP4 Non Employment Generating Uses  
M3 New Development Location and Accessibility  
M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes  
M9 Car Free Residential Development  
M10 Parking for Development  
CLT2 Protecting Existing Facilities  
CSV1 Development in Conservation Areas  
CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Areas

#### Haringey Supplementary Planning Guidance and Documents

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)  
SPG8a Waste and Recycling (Adopted 2006)  
SPG8b Materials (Draft 2006)  
SPG8c Environmental Performance (Draft 2006)  
SPG8d Biodiversity, Landscaping & Trees (Draft 2006)  
SPG9 Sustainability Statement Guidance Notes and Checklist (Draft 2006)  
SPD Housing

#### Local Development Framework

#### Draft Local Plan (Formerly Core Strategy) and Proposals Map

SP1 Managing Growth  
SP2 Housing  
SP6 Waste and Recycling  
SP7 Transport  
SP8 Employment  
SP11 Design  
SP12 Conservation  
SP15 Culture and Leisure

Draft Sustainable Design and Construction SPD (October 2010)  
Conservation Area No. 5 Crouch End – Conservation Area Appraisal (Adopted 14<sup>th</sup>  
September 2010)

## **6.0 CONSULTATION**

6.1 The application was publicised by a site notice and the following parties consulted:

Haringey Building Control  
Haringey Transportation Team  
Haringey Waste Management Team  
Haringey Design and Conservation Team  
Ward Councillors

Hornsey CAAC  
145, 147 Crouch Hill  
Recording Studio 145 Crouch Hill  
Recording Studio F, 145 Crouch Hill  
Office D, 145 Crouch Hill  
Floral Hall, Crouch Hill  
Shop, Flat 1, 2, 3 126 Crouch Hill  
Restaurant and Upper Flat, 128 Crouch Hill  
Shop, Flat 1, 2, 3, 4, 130 Crouch Hill  
Shop, Upper Flat 132 Crouch Hill  
Shop, Flat a, 136 Crouch Hill  
Flat a, b, c 137 Crouch Hill  
Shop, FFF, SFF 138 Crouch Hill  
Shop, Flat a, 140 Crouch Hill  
Shop 142, Upper Flat 142 Crouch Hill  
Shop, Flat a, b, 144 Crouch Hill  
Shop, FFF, SFF 146 Crouch Hill  
Upper Flat 151 Crouch Hill  
134, 136, 138, 141, Crouch Hill  
Ground Floor Office, First and Second Floor Office 134 Crouch Hill  
Shop, Flat 1 – 6 (c) 143 Crouch Hill Mansions, Crouch Hill 1 Crouch End Hill  
118 The Coach House Crouch Hill  
126 – 146 (e) Crouch Hill  
137, 149 – 153 (o) Crouch Hill  
Shop, Upper Flat, 149 Crouch Hill  
Shop 151 Crouch Hill  
Harringay Arms and Upper flat, 153 Crouch Hill  
SFF, 3 – 5 Crouch End Hill  
Railway Tavern and upper flat, 23 Crouch End Hill  
Ground Floor Workshop, Public House, 33 – 35 Crouch End Hill

1 – 84 (c), Shop, Health and Fitness Centre, Exchange House, 71 Crouch End Hill  
Telephone Exchange, Crouch End Hill  
72 Crouch End Hill  
85 Crouch End Hill  
Flat a, b, c 39 Haringey Park  
1 – 4 (c) Haringey Park  
40, 41, 42 Haringey Park  
Flat 1, 2, 3, 4, 2 Haringey Park  
Flat a, b, c, d 3 Haringey Park  
Flat a, b, c, 4 Haringey Park  
Flat 1, 2, 3 40 Haringey Park  
Flat 1, 2, 3, 41 Haringey Park  
Flat 1, 2, 42 Haringey Park

- 6.2 While the statutory consultation period is 21 days from the receipt of the consultation letter, the planning service has a policy of accepting comments right up until the Planning Sub-Committee meeting and in view of this the number of letters received may rise further after the officer's report is finalised but before the planning application is determined. Any additional comments received will be reported verbally to the planning sub-committee.

## **7.0 RESPONSES**

- 7.1 The Councils consultation generated 10 responses (3 from Statutory and Internal consultee's and 7 letters from local amenity groups/residents). An e-petition was submitted through the Haringey website and currently has 26 signatories.
- 7.2 A summary of all Statutory Consultee's, Internal Consultee's and Amenity Groups/Residents comments and objections can be found in Appendix 1.
- 7.3 Planning Officers have considered all consultation responses and have commented on these both in Appendix 1 and within the analysis/assessment section of this report.

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

- 8.1 The main material considerations in this case are:
1. Principle of Change of Use
  2. Design and Impacts on the appearance of the property (Locally Listed Building) and the character of the Conservation Area
  3. Impact on the amenity of neighbours
  4. Dwelling Mix and Standard of Accommodation (Room Sizes, Flat Size, Layout and Stacking, Amenity Space)
  5. Transport, Traffic and Parking
  6. Sustainability and Waste Management

## 8.2 Principle of Change of Use

- 8.2.1 The principle of a change of use to residential/commercial use will be assessed against relevant national, regional and local planning policy including specifically UD6 “Mixed Use Developments”, HSG1 “New Housing Developments” and HSG2 “Change of Use to Residential”, “EMP4 “Non-Employment Generating Uses”. In addition, the policies G9 and emerging policy SP15 are also relevant.
- 8.2.2 Policy UD6 states that “where appropriate, developments should include a mix of uses in order to ensure sustainable development, particularly where such developments are located in town centres, areas of high public transport accessibility and within major new developments”. The scheme proposes a mostly residential change of use however there is a commercial (B1) element to be retained on the ground floor. A condition of consent will require the submission of details of the proposed use and operation of the commercial space, prior to its occupation. This will ensure that the use does not result in any nuisance to the occupants of nearby premises and that the uses within the mixed use development are compatible in accordance with policy UD6.
- 8.2.3 The principle of residential development is supported at the National, Regional and Local planning policy level. The National Planning Policy Framework states that “Housing applications should be considered in the context of the presumption in favour of sustainable development”.
- 8.2.4 The NPPF provides three dimensions to sustainable development: economic, social and environmental (pg 2 Paragraph 7). The development is considered to fulfil these criteria as follows:

### Economic Role

The proposed development will:

- Retain commercial space at ground floor level, maintaining some employment opportunities on the site;
- Maintain the character of the building and existing streetscene of Crouch Hill, refurbishing the existing building.

### Social Role

The proposed development will:

- Create residential units;
- Retain employment opportunities within the ground floor commercial unit;
- Maintain a high quality environment in this part of Crouch Hill

### Environmental Role

The proposed development will:

- Result in a building of high quality design, retaining original features and removing unsympathetic extensions, thereby enhancing an existing heritage asset and creating an attractive and enhanced environment.

- 8.2.5 The NPPF, Paragraph 51 specifically states that “Local Planning Authorities...should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that

there are not strong economic reasons why such development would be inappropriate". In this case there are no strong economic factors which would indicate the proposed development would be inappropriate and there is a need for additional housing across all part of the borough.

- 8.2.6 Policy HSG1 states that new housing development, including conversions, will be permitted provided that: the site is appropriate having regard to the sequential approach (where the preferred location for housing is on previously developed land); they include a mix of housing types, tenures and sizes; and there is access to local services, educational and community facilities and public transport. The site benefits from good public transport links, being within a short walking distance of the bus routes located on Crouch End Broadway which when combined offers some 40 buses per hour (two-way) for frequent connections to Crouch Hill rail station, Finsbury park and Archway underground stations. The development would provide different unit sizes and is located within close proximity to the town centre of Crouch End where there is access to local services and facilities. As such, the development is in line with policy HSG1.
- 8.2.7 Policy HSG2 states that a change of use to housing will be considered provided: a) the building does not fall within a defined employment area; b) it does not involve the loss of protected open spaces; c) it is not in a primary or secondary shopping frontage and d) the building can provide satisfactory living conditions. The site is not located within a defined employment area or a town centre primary or secondary frontage. The development will not result in the loss of any protected open space and the building can provide satisfactory living conditions (a full assessment of the standard of accommodation provided by the development is set out at section 8.5 below). On this basis the application is in accordance with policy HSG2.
- 8.2.8 For completeness planning policy EMP4 will be addressed. The policy states that planning permission will be granted to redevelop or change the use of land and buildings in employment generating uses provided a number of criteria are met. It has been confirmed by the applicant/agent that there has been no permanent staff working in the premises since 2004. The facilities have been used for about 3 months out of any given year as a rehearsal and recording space. During those sessions there may be as many as 4-5 musicians and 2-3 engineers/producers. Otherwise, the property has been unused other than for storage of equipment. There have been sporadic occasions when the facilities have been used by other recording artists; on those occasions they would typically bring their own engineers, assisted by the house engineer, and the number of musicians in attendance would vary depending on the band. The facility does not employ local people and local musicians have not used the facility for recording purposes. Therefore it is considered that policy EMP4 is not applicable as the premises in its current use is not considered to be an employment generating use in the typical sense where staff are employed either permanently, part-time or casually to undertake a certain regular occurring "job" at the site.
- 8.2.9 As part of the consultation process the planning department received seven letters from local residents and an e-petition containing 26 signatories at the time of writing this report. Of those letters six of them and the e-petition raised objection to the proposal on the basis of the loss of creative and artistic heritage attached to the building and the loss of a facility which supports local musicians.



8.2.10 In response to these concerns the applicant has submitted an addendum to the Design and Access Statement which is provided in Appendix 2 of this report. The summary of the addendum states:

- The Church Studios have always been in private ownership and have not operated as a cultural/artistic facility for the local residents of Crouch End.
- Whilst some famous musicians have, over the past three decades, visited the building, The Studios provide no legacy of music recording for these individuals.
- The nature of recording activities, as they have occurred in The Church Studios, provide very limited, sporadic employment opportunities, and typically for people living outside the local area.
- The sad demise of the recording industry, on a global scale, resulting from the internet and evolving digital technology, is reflected in the closure of so many similar facilities as set out above.
- Residential use in town centres or close to public transport is supported by national, regional and local planning policy.

8.2.11 While planning policy seeks to support and encourage the creative economy and business associated with it the proposal site is not located within a designated “Creative, Leisure and Tourism” area as set out in UDP policy G8, CLT2 or the emerging policy SP15. Overall, the principle of a change of use is deemed to be appropriate at this site and is in accordance with the intent of national, regional and locally planning policy including UD6, HSG1, HSG2, EMP4, G8, CLT2 and emerging policy SP15.

### 8.3 Design and Impacts on the appearance of the property (Locally Listed Building) and the character of the Conservation Area

8.3.1 The National Planning Policy Framework, Chapter 7 “Requiring Good Design” paragraph 56 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”.

8.3.2 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 and materials and are visually attractive as a result of good architecture and appropriate landscaping.

8.3.3 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.

- 8.3.4 The site is a locally listed building in a conservation area and as such proposals for development will also be considered against the relevant conservation policies. The National Planning Policy Framework replaces the previous national guidance (PPS5) on conservation areas. Paragraph 131 of the NPPF states that “In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness”.
- 8.3.5 Haringey Unitary Development Plan Policy CSV1, CSV5 and SPG2 seek to ensure the developments in conservation areas preserve and enhance special character of the area and/or heritage asset. Policy CSV3 seek to preserve locally listed buildings while policy CSV7 addresses demolition in conservation areas. The Council attaches special importance to the protection of locally listed buildings as they are important in anchoring local visual and historic identity.
- 8.3.6 In this case the eastern elevation fronting onto Crouch Hill is in largely original condition, the rear (west) elevation has been subject to unsympathetic development in the form of an extension rising through the first and second floor and the installation of various elements of mechanical equipment. The proposed development would demolish the non-original features at the rear and strip the building back to its original west wall footprint, aligning with the adjoining bay of the original greater church building. As such, the removal of the unsympathetic additions to the rear is considered to improve to the historic building.
- 8.3.7 It has been suggested by a number of objection letters and the e-petition that people living in the building would have a detrimental effect on the fabric of the property. Aside from the whole scale renewal of the rear western façade, the proposed development would retain the original features to the frontage, including existing window openings, detailing and fenestration would respect the original street elevation and not affect the more public face of the historic Church facing onto Crouch Hill. Internally, existing features such as the timber joists are to be retained. The window openings are to remain although it is understood there would need to be a balance between conservation and sustainability and the glazing may need to provide for better thermal performance and be operable for ventilation. A condition of consent will require full details of the window treatments to be submitted to and approved in writing by the local planning authority, prior to the commencement of the development. Furthermore, the building will be fully refurbished and cleaned. Rusty, deteriorating and leaking windows will be replaced to match and it is considered the proposed works will overall extend the life of the building.
- 8.3.7 The commercial unit signage does not specifically form part of this planning application as it would be dealt with under a separate advertising consent application.
- 8.3.8 Overall, the proposed design, which includes retaining all of the front façade, the interior timber joists and reinstating the rear building footprint (removing non-original extensions) will preserve and enhance the character of conservation area and would protect the special character of the locally listed building. Therefore the development will preserve and enhance the visual amenity of the area and streetscene in line with the NPPF, London Plan and UDP policy G2, UD4, CSV1, CSV3, CSV5, CSV7, SPG1a and SPG2.

8.4 Impact on the amenity of neighbours

8.4.1 The London Plan (2011) policy 7.6 “Architecture” states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. UDP policy UD3 “General Principles” states that “The Council will require development proposals to demonstrate that there are no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution and of fume and smell nuisance. SPD Housing supports the intent of policy UD3.

8.4.2 Apart from the rear façade and roof, the existing window openings will remain in their current location and size and as such, there will be no additional overlooking or loss of privacy to properties on Crouch Hill. To the rear is commercial/office accommodation the nearest of which is currently unoccupied. If in the future it is to resume its commercial use the windows of the office block are set at an angle so the rear façade of the building and therefore it is not considered to result in significant adverse overlooking or loss of privacy. At first floor level two raised roof terraces would be created and at roof level there will be two inset roof terraces introduced. All of these spaces are relatively small and therefore are unlikely to result in large groups of people recreating. There are also examples of a similar roof terrace nearby setting a precedent for similar types of roof spaces. However, the terrace in question is of an adequate distance from the roof of the proposal site so as to not result in any significant adverse impact on the amenity of those occupiers or on any future occupiers of the proposed residential accommodation.

8.4.3 It has been suggested in some of the consultation comments that the change of use of the studio to residential accommodation would somehow be injurious to the existing recording studios in the greater sector of the remaining church building and that the issue of sound transference from each use would be problematic for the other making neither viable. However, by nature the church building has solid masonry walls which limit the amount of noise transference between parts of the building. Secondly, by definition recording facilities contain and control the sound/music they ‘host’ so that the adjoining studios would have treatment for acoustic containment and isolation. Finally, any future residential development of The Church Studios would be required by current Building Regulations to provide a very high standard of acoustic separation both between apartments within the development and, particularly, for any adjoining activity.

8.4.4 There will be no extensions to the building and as such there will be no loss of sunlight or daylight to any adjoining occupiers.

8.4.5 The scheme is therefore considered to be compliant with UDP Policy UD3 and SPD Housing.

8.5 Dwelling Mix, Standard of Accommodation (Room Sizes, Flat Size, Layout and Stacking, Amenity Space)

8.5.1 London Plan Policy 3.5 Quality and Design of Housing Developments states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.

- 8.5.2 Haringey Unitary Development Plan policy UD4 “Quality Design”, UD3 “General Principles”, SPG1a “Design Guidance” and SPD “Housing” seek to ensure new developments are of a high design quality, contribute positively to the character of the area and protect the amenity of existing and future occupiers. Specifically, SPD Housing provides standards for acceptable dwelling mixes and sizes. The proposed accommodation would result in a family sized dwelling house.
- 8.5.3 In terms of the dwelling mix, the adopted Housing SPD states that the Council will normally require all conversions to provide a mix of units in accordance with Figure 7.4 prescribes that properties over 240sqm shall have at least one unit of 4 habitable rooms for 5 persons (i.e. three bedroom 5 person flat) and two units of three habitable rooms for 4 persons (i.e. two bedroom 4 person flats). The proposed conversion would result in a 3 bedroom 6 person flat and 4 x 2 bedroom 4 person flats. As such, the development complies with the council’s standards on dwelling mix.
- 8.5.4 In terms of the standard of accommodation to be provided each of the units would result in generous spaces which exceed the minimum room and flat sizes. Each of the flats has been designed to be comfortably accommodated within the existing church building taking into account important internal features and ensuring rooms do not cut across these in an unsympathetic manner. As a result of the rooms and flats being informed by the existing configuration and design the rooms and flats would be more spacious than the majority of conversions. The proposed flats sizes are compared to the minimum standards within the Haringey Housing SPD and the London Plan (2011)/London Housing Design Guide, are set out in the table below.

Flat No.	Unit Type (Bedroom /Person)	Unit Size (Sqm)	Haringey SPD Housing Minimum Floor Area	Deviation from SPD Housing	London Plan (2011)/London Housing Design Guide	Deviation from the London Plan/London Housing Design Guide
1	3b/6p	152.00	90	+62.00	95	+57.00
2	2b/4p	113.75	73	+40.75	70	+43.75
3	2b/4p	93.99	73	+20.99	70	+23.99
4	2b/4p	97.18	73	+24.18	70	+27.18
5	2b/4p	103.44	73	+30.44	70	+33.44

- 8.5.5 It is clear from the table that a very good standard of accommodation would be provided in terms of overall sizes. The three bedroom unit would exceed the Haringey minimum by 62sqm and the London minimum by 57sqm, while the 2 bedroom flats would exceed the Haringey minimum by between 20.99sqm and 40.75sqm.
- 8.5.6 Furthermore, the flats exhibit a good stacking arrangement, where like rooms are positioned above and below other like rooms. For example bedrooms above and below bedrooms and bathrooms above and below bathrooms etc. As such, the majority of the internal arrangements mirror those of the units above and/or below to provide a good outcome in relation to the advice contained in paragraph 8.5 – 8.7 of the Haringey SPD Housing.

- 8.5.7 The London Housing Design Guide (2010) states that a dedicated utility room with space and services for a boiler, washing machine (and preferably heating and ventilation for drying clothes) will always be desirable in any size of home, and in family dwellings designed for five or more people, providing a utility room is recommended. In this case each of the units is provided with a dedicated utility room and as such, meets the aspirations of the design guide in this respect.
- 8.5.8 Lastly, each of the units is provided with dedicated outdoor amenity space. The family sized unit of the ground floor has a provision of 59.78sqm which exceeds the minimum suggested area of 50sqm. The first floor flats have a dedicated terrace; flat 2 being 7.35sqm and Flat 3 being 19.26sqm. The second floor units have external amenity space in the form of an inset roof balcony being approximately 4.70sqm each. As such, the provision of outdoor amenity space is deemed to be appropriate and exceeds the minimum standards set out in the Haringey SPD Housing.
- 8.5.9 Overall, the proposed development is considered to result in a very good standard of accommodation by reason of generous room and flat sizes, good stacking arrangement, dedicated utility rooms and the provision of outdoor amenity space for all of the units, in accordance with the London Plan (2011), London Housing Design Guide, and UDP policy UD4, UD3, SPG1a and SPD Housing.

### 8.6 Transport, Traffic and Parking

- 8.6.1 Policy M3 and M10 provide guidance on new development location and accessibility and parking for development. The site has a PTAL rating of 3 and the proposed development would include secure cycle parking for each of the units.
- 8.6.2 Haringey Transportation Team have been consulted and provide the following comments: "Although this site is located within the Crouch End Restricted Conversion Area, it is within a short walking distance of the bus routes located on Crouch End Broadway which when combined offers some 40 buses per hour (two-way) for frequent connections to Crouch Hill rail station, Finsbury park and Archway underground stations. We have subsequently considered that the majority of the prospective patrons of this development proposal would use sustainable travel modes for their journeys to and from the site. It is also deemed that the proposed change of use would not generate a significant increase in traffic which would have any significant adverse impact on the vehicular trips on the adjoining roads network".
- 8.6.3 In addition there is also the presence of the Crouch End "A" controlled parking zone (CPZ) in this area which operates from Monday to Friday between 10:00am and 12 noon. The CPZ operational hours are subject to review on the implementation of the Hornsey Town Hall proposals. Haringey Transportation Officers are therefore confident that this development proposal can be dedicated as Car Free development in line with UDP policy M9, resident of the proposed development will not be entitled to apply for on street parking permits.
- 8.6.4 A site visit by Haringey Transportation, conducted on the 6th of July 2012, observed that the existing street lighting in the area surrounding the site is in need of enhancement. As such the applicant will be required to contribute a sum of £13,000 (thirteen thousand pounds) by way of a S.106 agreement towards environmental improvement including street lighting aimed at promoting travel my sustainable modes of transport to and from the site.

8.6.5 Consequently, the highway and transportation authority would not object to this application subject to conditions and s106 obligations.

8.6.6 Overall, the development is deemed to comply with policy M3 and M10 of the Haringey Unitary Development Plan.

## 8.7 Sustainability and Waste Management

8.7.1 The London Plan (2011) and the Haringey Unitary Development Plan (2006), policy UD2 and adopted and draft Supplementary Planning guidance and documents support the sustainable design and construction of buildings.

8.7.2 The proposed development involves the reuse of an existing building, efficiently utilising existing building stock for new purposes. The site is located within close proximity to public transport links and the Town Centre of Crouch End and if approved would be a car-free development thus promoting sustainable means of transport and travel. Also, cycle parking spaces are provided for each unit within the development and the s106/conditions of consent will require the provision of a car-club for future residents. The development will retain original features within the building and preserve the character and appearance of the heritage asset.

8.7.3 As the building an historic building it is understandable that the need for energy efficiency must be balanced with issues of building conservation. As such, it is not reasonable to expect the refurbishment (as opposed to a new build residential development) to meet Code For Sustainable Homes Standard Level 4. However, the refurbishment of the locally listed building will be designed to meet the requirements of EcoHomes Very Good standards.

8.7.4 Overall, the development is deemed to be in line with the intent of UD2 and the Haringey SPGs and SPDs.

8.7.5 In terms of refuse & recycling, UDP Policy UD7 refers to Waste Storage and states that the Council will require all development to include appropriate provision for the storage and collection of waste and recyclable material. The council sets out specific guidance in their SPG8a 'Waste and Recycling' (Adopted 2006): This seeks the inclusion of provision for refuse and recycling storage internally and/or externally as appropriate. Haringey Waste Management Team have been consulted and provided guidance on the number and size of waste and recycling bins to be provided. The waste storage area has been increased in size (compared to the original plans submitted) and the waste management team are satisfied with this provision. Overall the development is deemed to comply with policy UD7 and SPG8a.

## 9.0 **PLANNING OBLIGATIONS/CIL**

9.1 In line with Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 10c 'Educational Needs Generated by New Housing', the LPA will seek an educational contribution in connection with this development. The education contribution as per the scheme submitted and calculated in accordance with SPG 10a would amount to £21,680.00 (primary - £10,440.00 & secondary £11,240.00). The proposed development does not trigger a requirement for affordable housing provision.

9.2 In terms of transportation improvements the Council is seeking the following s106 obligations:

1) The establishment or operation of a car club; the developer must offer free first year membership to all new residents of the proposed development.

2) Dedication of the development as a car-free development. The residential unit is 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 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.

3) Contribution of £13,000 (Thirteen Thousand Pounds) for local transport infrastructure enhancement within the local area surrounding the site.

4) A contribution to Local Employment and construction training.

5) Administration and Monitoring fee of £1000

9.3 A administration and Monitoring fee of £1,000.00 will also be sought therefore bringing the total amount of s106 monetary contribution to £36,680.00.

9.3 The proposal will be liable for the Mayor of London's CIL, as the additional floorspace exceeds 100sqm and the scheme provides one or more residential units. Based on the Mayor of London's CIL charging schedule the London Borough of Haringey is set at a rate of £35 per square metre). This would be collected by Haringey after implementation (if permission were to be granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

## **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 proposed development to refurbish the existing building, retain the front façade and reinstate the rear façade, to provide residential accommodation and a small commercial unit is deemed to be acceptable in principle and will preserve and enhance the character of the locally listed building and conservation area. The proposed development complies with the National Planning Policy Framework (NPPF) and fulfils the three dimensions of Sustainable Development as defined in that document. The design and layout of the residential units and amenity space is in accordance with policy and the overall room sizes and unit sizes are generous, exceeding the local and London minimum space standards. The development is acceptable in terms of traffic, transport and parking and also in terms of sustainability and waste management.
- 12.2 The proposal has been assessed against and found to comply with the intent of The London Plan (2011) and 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. On this basis, it is recommended that planning permission be GRANTED subject to conditions and s106 legal agreement.

## RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to section 106 Legal Agreement

Registered No: HGY/2012/0929

Applicant's drawing No's:

PLANS		
Plan Number	Revision	Plan Title
CRH-X-001	-	Location Plan
CRH-X-002	-	External Photographs I
CRH-X-003	-	External Photographs II
CRH-X-100	-	Existing Ground Floor Plan
CRH-X-100.1	-	Existing Mezzanine Floor Plan
CRH-X-101	-	Existing First Floor Plan
CRH-X-102	-	Existing Second Floor Plan
CRH-X-200	-	Existing Section 1
CRH-X-201	-	Existing Section 2
CRH-X-300	-	Existing Front (East) Elevation
CRH-X-301	-	Existing Rear (West) Elevation
CRH-P-100	B	Proposed Ground Floor Plan
CRH-P-101	-	Proposed First Floor Plan
CRH-P-102	-	Proposed Second Floor Plan
CRH-P-103	-	Proposed Terrace Plan
CRH-P-104	-	Proposed Roof Plan
CRH-P-200	-	Proposed Section I



CRH-P-201	-	Proposed Section II
CRH-P-300	-	Proposed Front (East) Elevation
CRH-P-301	-	Proposed Rear (West) Elevation
CRH-P-302	-	Proposed Side (North) Elevation
CRH-P-303	-	Proposed Rear Elevation with Materials

Subject to the following conditions:

#### 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 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

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.

#### 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](http://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.

## 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.

# **APPENDIX 1 CONSULTATION RESPONSES**

No.	Stakeholder	Question/Comment	Response
Statutory and Internal Responses			
1	Thames Water	<p>Thames Water</p> <p>Waste Comments Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.</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>Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	Noted. Informative Included.
2	Haringey Transportation Team	<p>Although this site is located within the Crouch End Restricted Conversion Area, it is within a short walking distance of the bus routes located on Crouch End Broadway which when combined offers some 40 buses per hour (two-way) for frequent connections to Crouch Hill rail station, Finsbury park and Archway underground stations. We have subsequently considered that the majority of the prospective patrons of this development proposal would use sustainable travel modes for their journeys to and from the site. It is also deemed that the proposed change of use would not generate a significant increase in traffic which would have any significant adverse impact on the vehicular trips on the adjoining roads network.</p> <p>In addition there is also the presence of the Crouch End "A" controlled parking zone (CPZ) in this area which operates from Monday to Friday between 10:00am and 12 noon. The CPZ operational hours are subject to review on the implementation of the Hornsey Town Hall proposals. We are therefore confident that this development proposal can be dedicated as Car Free development in line with UDP policy M9, resident of the proposed development will not be entitled to apply for on street parking permits.</p> <p>A site visit conducted on the 6th of July 2012 observed that the existing street lighting in the area surrounding the site is in need of enhancement. As such we will require the applicant to contribute a sum of £13,000 (thirteen thousand pounds) by way of a S.106</p>	Noted. Conditions and s106 legal agreement included.

No.	Stakeholder	Question/Comment	Response
		<p>agreement towards environmental improvement including street lighting aimed at promoting travel my sustainable modes of transport to and from the site.</p> <p>Consequently, the highway and transportation authority would not object to this application subject to the following conditions:</p> <p>1) The applicant enters into a S.106 agreement Establishment or operates a car club; the developer must offer free first year membership to all new residents of the proposed development.</p> <p>Reason: To reduce the demand for parking, intern reduces congestion on the highways network and to ensure residents of the development will have access to a car.</p> <p>2) The applicant enters into a S.106 agreement to dedicate the development as a car free development. The residential unit is 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 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.</p> <p>Reason: To mitigate the parking demand generated by the development on the local. And to reduce car ownership and trips generated by car, and increase travel by sustainable modes of transport.</p> <p>3. The applicant/ Developer will be required to contribute by way of a S.106 agreement £13,000 (Thirteen 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/ 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 Crouch Hill and Hornsey Park 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.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation</p>	

No.	Stakeholder	Question/Comment	Response
		<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 5573) to arrange for the allocation of a suitable address.</p>	
3	Haringey Waste Management Team	<p>This proposed development of 1 x 3 bedroom flat, 4 x 2 bedroom flat and with ancillary commercial office space requires a standard kerbside collection full set consisting of a waste storage area at the front of the property of suitable size to store 4x 240 litre residual waste bins and 4 x 240 litre recycling bins.</p> <p>The area must also be able to house trade waste facilities for ancillary commercial business. The waste storage area should be located at the most convenient side of the property to allow a kerbside collection by both the refuse collection service and the recycling service, and it should be of suitable size to contain 8 x 240 waste bins and commercial waste requirements which are unknown.</p>	Noted. Amended plans submitted to ensure compliance with these requirements.
External Responses			
1	144a Crouch Hill	<p>Objection - Comments: We are concerned that there will be a lot of noise pollution caused by the building works and will disrupt the little quiet we have in our flat.</p>	Comments Noted. Hours of Construction and a Construction Logistics Plan will limited noise and disturbance during the construction period.
2	145 Crouch Hill	<p>Objection Crouch End is a very special place to live, it is home to many artists and musicians and the whole community thrives on the fact that Crouch End is a haven for creative people.</p> <p>The Church Studio has been a performance space since the 70's and has become an iconic landmark for Crouch End and North London. It is sad to hear that so many recording studios and theatres have now been sold to be converted to residential flats but this one in particular, as it is in the heart of Crouch End and in a beautiful ancient building should certainly remain as a performance space. The church is also home to several other studios and production suites, all of which would also have to close as residential property attached to the same building will hear noise bleed unless tens of thousands of pounds are spent on secure sound proofing.</p> <p>Like so many other studios and church buildings, once the transformation has been made they will never be converted back. I assume parking spaces will also have to be provided on the premises so building work to the car park will also change the architecture of the church grounds. So the decision will affect not only the stunning building but also the creative and artistic community that Crouch End is proud of. I hope</p>	Comments Noted. Issues raised are addressed in section 8.2 of this report.



No.	Stakeholder	Question/Comment	Response
		the financial gains of a few by destroying such a wonderful place are outweighed by a desire of Crouch End residents and Harringey [sic] council to continue to support the arts.	
3	Flat 6 Crouch Hill Mansions, 143 Crouch Hill	<p>I am writing to object to a planning application on the property near to me, referenced above.</p> <p>The Church studios are and have been a part of Crouch End's artistic and creative heritage for decades. Many local musicians use and are based in the building. If the main part of the building is converted into residential flats the studios that adjoin the building will likely have to cease operation or spend thousands on further soundproofing to avoid noise disturbance. I feel that this will have a significant effect on the vitality of the local arts scene and the character of the area. It will also affect the livelihoods of those working in the building at this time.</p> <p>Crouch End is renowned as one of London's most creative areas and the use of the building as a hub for musicians and artists is part of local folklore. The Wikipedia entry for Crouch End has an entire section on the arts scene in Crouch End, in which the Church studios feature prominently. It is a well known fact that Bob Dylan recorded in the studios in the 1980s. However, not only does the building have a musical history, it has a musical future too. The likes of Mumford &amp; Sons, Michael Kiwanuka and Ben Howard have worked and recorded with the Communion record label recently, who are also based in the building. Those artists are now breaking through to become internationally successful. Indeed, a session Kiwanuka recorded in another of the studios in the building, The Crypt, has attracted millions of views on YouTube, propelling that studio and attracting other artists to work there. This development will threaten the productivity of these studios and the artists working in them.</p> <p>The building itself is a visually arresting 17th century church. As such it is one of the most valued buildings in Crouch End. It is inevitable that conversion for residential use will mean more maintenance of the building will be required both on the interior and exterior. It may prove difficult to maintain aspects of the building in keeping with the materials it was originally constructed with. In addition, I feel there are many other buildings in the area that are not as valued and are more suitable and more in need of redevelopment into residential properties. I hope you will carefully consider these points before making a decision on this case.</p>	Comments Noted. Issues raised are addressed in section 8.2 of this report.
4	Flat 3, 145a Crouch Hill	Comments: Sustainability Issue SC18 - Social/Economic asks "is a leisure [sic] or cultural facility lost or gained?" The answer given is "No". I would dispute [sic] this and state that the numerous recording and rehearsal facilities the church houses are a "cultural facility" that would be lost if the building was converted to residential useage [sic]. Live music necessitates facilities such as these to survive and they should not be treated differently from the music venues and halls were the performance side of music	Comments Noted. Issues raised are addressed in section 8.2 of this report.

No.	Stakeholder	Question/Comment	Response
5	147 Crouch Hill	<p>happens. As a result it would be a great loss to not just the local musicians but also the cultural community if yet another studio were to close in the name of profit.</p> <p>I am writing to object to a planning application on the property near to me, referenced above.</p> <p>The Church studios are and have been a part of Crouch End's artistic and creative heritage for decades. Many local musicians use and are based in the building. If the main part of the building is converted into residential flats the studios that adjoin the building will likely have to cease operation or spend thousands on further soundproofing to avoid noise disturbance. I feel that this will have a significant effect on the vitality of the local arts scene and the character of the area. It will also affect the livelihoods of those working in the building at this time. Crouch End is renowned as one of London's most creative areas and the use of the building as a hub for musicians and artists is part of local folklore. The Wikipedia entry for Crouch End has an entire section on the arts scene in Crouch End, in which the Church studios feature prominently. It is a well known fact that Bob Dylan recorded in the studios in the 1980s. However, not only does the building have a musical history, it has a musical future too. The likes of Mumford &amp; Sons, Michael Kiwanuka and Ben Howard have worked and recorded with the Communion record label recently, who are also based in the building. Those artists are now breaking through to become internationally successful. Indeed, a session Kiwanuka recorded in another of the studios in the building, The Crypt, has attracted millions of views on YouTube, propelling that studio and attracting other artists to work there. This development will threaten the productivity of these studios and the artists working in them. The building itself is a visually arresting 17th century church. As such it is one of the most valued buildings in Crouch End. It is inevitable that conversion for residential use will mean more maintenance of the building will be required both on the interior and exterior. It may prove difficult to maintain aspects of the building in keeping with the materials it was originally constructed with. In addition, I feel there are many other buildings in the area that are not as valued and are more suitable and more in need of redevelopment into residential properties.</p> <p>I hope you will carefully consider these points before making a decision on this case.</p>	Comments Noted. Issues raised are addressed in section 8.2 of this report.
6	37a Conway Road Palmers Green N14	<p>I am writing to object to a planning application on the property near to me, referenced above.</p> <p>The Church studios are and have been a part of Crouch End's artistic and creative heritage for decades. Many local musicians use and are based in the building. If the main part of the building is converted into residential flats the studios that adjoin the building will likely have to cease operation or spend thousands on further soundproofing to avoid noise disturbance. I feel that this will have a significant effect on the vitality of the local arts scene and the character of the area. It will also affect the livelihoods of</p>	Comments Noted. Issues raised are addressed in section 8.2 of this report.

No.	Stakeholder	Question/Comment	Response
		<p>those working in the building at this time.</p> <p>Crouch End is renowned as one of London's most creative areas and the use of the building as a hub for musicians and artists is part of local folklore. The Wikipedia entry for Crouch End has an entire section on the arts scene in Crouch End, in which the Church studios feature prominently. It is a well known fact that Bob Dylan recorded in the studios in the 1980s. However, not only does the building have a musical history, it has a musical future too. The likes of Mumford &amp; Sons, Michael Kiwanuka and Ben Howard have worked and recorded with the Communion record label recently, who are also based in the building. Those artists are now breaking through to become internationally successful. Indeed, a session Kiwanuka recorded in another of the studios in the building, The Crypt, has attracted millions of views on YouTube, propelling that studio and attracting other artists to work there. This development will threaten the productivity of these studios and the artists working in them.</p> <p>The building itself is a visually arresting 17th century church. As such it is one of the most valued buildings in Crouch End. It is inevitable that conversion for residential use will mean more maintenance of the building will be required both on the interior and exterior. It may prove difficult to maintain aspects of the building in keeping with the materials it was originally constructed with. In addition, I feel there are many other buildings in the area that are not as valued and are more suitable and more in need of redevelopment into residential properties. I hope you will carefully consider these points before making a decision on this case.</p>	
7	Wai Hale, Maypole Dock Quaker Lane Southall UB2 4RG	<p>I really object to the Church Studios re-development as flats.</p> <p>The Church is an historic recording studio and I had the immense privilege and pleasure to work there as a sound engineer when it was still owned by Dave. Stewart. I consider The Church as my "Alma Mater" and I learned my craft there. However I know sentimentality does not get you anywhere these days, just hard cash, so I am not trying to say that its current owner should not sell it, he is completely within his rights. However Haringey Council should exercise its rights to preserve its musical heritage. The studio could be preserved and be run commercially again. As it is a very large building , its use could be divided. Part of it could remain studios rooms, especially the very unique upstairs large room which fits up to 80 musicians. The other parts could be run as social and local enterprises where local residents could come to learn musical skills, etc. Event could be organised there too. Has Haringey council formally registered any interest yet in the government initiative to open up digital terrestrial television and have a local channel? Haringey rich cultural background would be perfect and parts of The Church could be easily adapted to become a TV studio. There a lots of ways to make the Church become a very good economically viable enterprise. The only reason its current owner has gone for a very predictable flats development is that he probably just want a quick sale and has not fully explored all the possibilities. This is where you,</p>	Comments Noted. Issues raised are addressed in section 8.2 of this report.

No.	Stakeholder	Question/Comment	Response
		as the elected representatives of Haringey residents, should step in and make sure that the Church musical future not just its past is safeguarded. Please do not hesitate to get in touch with me and I would be more than happy to develop my ideas further with you.	
Other Consultation Responses			
	E-Petition submitted through Haringey Website	<p>At the time of writing this report the e-petition had 26 signatories</p> <p>The details are as follows:</p> <p>“We the undersigned petition the council to Reject plans to redevelop Church Studios on Crouch Hill into residential flats, office and retail space, maintaining the building's original features both internally and externally; Carefully consider the impact such a redevelopment would have on the character and cultural heritage of Crouch End; Consider potential practical solutions that will enable the entirety of the building to continue to be used by musicians and artists for creative purposes.</p> <p>The Church studios are and have been a part of Crouch End's artistic and creative heritage for decades. Many local musicians and artists use and are based in the building. If the main part of the building is converted into residential flats, not only will a remarkable and historic portion of the building be forever changed, the smaller studios that adjoin the building will likely have to cease operation or spend thousands on further soundproofing to avoid noise disturbance. This will have a significant effect on the vitality of the local arts scene and the character of the area. It will also affect the livelihoods of those working in the building at this time.</p> <p>Crouch End is renowned as one of London's most creative areas and the use of the building as a hub for creatives is part of local folklore. The Wikipedia entry for Crouch End has an entire section on the arts scene in Crouch End, in which the Church Studios feature prominently. It is a well known fact that Bob Dylan recorded in the studios in the 1980s. However, not only does the building have a musical history, it has a musical future too. The likes of Mumford &amp; Sons, Michael Kiwanuka and Ben Howard have worked and recorded with the Communion record label recently, who are also based in the building. Those artists are now breaking through to become internationally successful. Indeed, a session Kiwanuka recorded in another of the studios in the building, has attracted millions of views on YouTube, propelling that studio and attracting other artists to work there. This development will threaten the productivity of these studios and the artists working in them.</p> <p>The building itself is a visually arresting 19th century church. As such it is one of the most valued buildings in Crouch End. It is inevitable that conversion for residential use will mean more maintenance of the building will be required both on the interior and</p>	Details of E-petition Noted. Issues raised are addressed in section 8.2 of this report.

No.	Stakeholder	Question/Comment	Response
		<p>exterior. It may prove difficult to maintain aspects of the building in keeping with the materials it was originally constructed with. In addition, there are many other buildings in the area that are not as valued and are more suitable and more in need of redevelopment into residential properties.</p> <p>Started by: Steve Watson</p> <p>This ePetition runs from 10/09/2012 to 09/11/2012.</p> <p>26 people have signed this ePetition”</p>	

**APPENDIX 2  
ADDENDUM TO DESIGN AND ACCESS  
STATEMENT**

21 September 2012  
CRH/X/DAS/05

**The Church Studios**  
145H Crouch Hill  
London N8 9QH

## **ADDENDUM TO THE DESIGN AND ACCESS STATEMENT**

For application ref. HGY/2012/0929, submitted on 02.05.2012  
Prepared by Studio Mark Ruthven

Since the submission of this application a number of comments and misleading statements have appeared in the press. Furthermore, a petition is now being circulated that we consider further presents the proposal and the circumstances incorrectly. By way of clarity we would set out the following:

### **1.0 History of the Building**

145H Crouch Hill, also referred to as The Church Studios, is part of a greater, previously ecclesiastical building that stretches south up Crouch Hill. The greater building, including The Church Studios, was constructed towards the end of the 19<sup>th</sup> Century and, starting in the later sectors of the last century, it has been systemically converted to other uses. Over the past 30-40 years it has been converted and partitioned into studios, offices, workshops, an animation studio and the southern end of the building remains a place of worship today. As a footprint, 145H makes up about 25% of the greater church building, at the north end of it. The west façade, facing onto Crouch Hill, presents a very significant architectural statement to the town scape of Crouch End. Due to the various conversions and alternative uses that the greater property has adopted, most of the access and activity is focused on the south and rear façade, where entrances serve the place of worship and the various studios and workshops. Whilst being a fine example of period ecclesiastical architecture, the west façade presents a rather sombre and anonymous face to the street.

Since 1983, 145H has been in the private ownership of two musicians – Dave Stewart and more recently, since 2004, David Gray. The property has been used for the development of their respective musical careers. For the past eight years David Gray has used the property as a studio, rehearsal space, storage facilities for substantial touring equipment and as a recording facility for his own records. For the past 18 months The Church Studios have attempted to operate as a commercial recording facility. However, as highlighted later, as with the general demise of the recording industry, the attempts to hire out the facilities of The Church Studios have proved commercially unsuccessful.

Over the 30 years that the studios have been owned by these two musicians, a number of artists have visited the building and played music while there. The studios have been used as a rehearsal space in that regard, music has been recorded, but until very recently, as indicated above, they have not been promoted formally as a recording facility for hire. So, whilst Bob Dylan, a friend of Dave Stewart's, famously visited the building back in the 80's, he did not make a record there, nor did Joni Mitchell or Mumford and Sons, Michael Kiwanuka or Ben Howard. The latter three have recorded at facilities in another section of the building but not in The Church Studios.

### **2.0 Employment at The Church Studios (EMP 4)**

There have been no permanent staff working in the premises since 2004. The facilities have been used for about 3 months out of any given year as a rehearsal and recording space. During those sessions there may be as many as 4-5 musicians and 2-3 engineers/producers. Otherwise, the property has been unused other than for storage of equipment. There have been sporadic occasions when the facilities have been used by other recording artists; on those occasions they would typically bring their own engineers, assisted by the house engineer, and the number of musicians in

attendance would vary depending on the band. The facility does not employ local people and local musicians have not used the facility for recording purposes.

### **3.0 Local Cultural and Creative Leisure Facility and tourism (CLT 2)**

As stated above, the studios have been in private ownership for at least the past 30 years by only two individuals and apart from sporadic use by other bands from outside the area it has not been used by local artist or musicians. So, whilst Bob Dylan's visit to the building is certainly part of local folklore, people do not travel to Crouch End to visit the site, in the same way that people do not visit Coleridge Primary School because it was once Hornsey Art College.

Konk Studios in Crouch End may have provided music recording amenities for, amongst others, The Kinks, The Kooks and The Cure, however, it is not a highlight of any UK Muso Tour. Few residents in Crouch End could even locate Konk Studios and the facility has been up for sale for some time.

The point being, it is not appropriate or good planning policy to freeze a building's use just because of some historic activity that occurred there, particularly if that activity is no longer commercially viable, unless that historic activity is so significant that public funding can be committed to subsidise the building's future. This simply is not going to evolve in the current climate of funding cuts.

The Church building, apart from its formidable façade, presents an anonymous face to the street and very few people could actually say which section is used by The Church Studios. It is not Abbey Road and there is no pedestrian crossing.

### **4.0 Impact on Adjoining Property**

It has been suggested that the change of use of the studio to residential accommodation would somehow be injurious to the existing recording studios in the greater sector of the remaining church building. From a commercial perspective, if The Church Studios were operating as a successful recording facility for hire, which they do not, then surely the change of use would enhance the hire opportunities for the adjoining facilities. Furthermore, it has been suggested that the issue of sound transference from The Church Studios in residential use would be problematic for the adjoining recording studios. Firstly, the activity of domestic habitation is considerably quieter than a space that has been used for playing loud music late into nocturnal recording sessions. Secondly, it is, virtually, by definition that recording facilities contain and control the sound/music they 'host' so it would be presumed that the adjoining studios have existing treatment for acoustic containment and isolation. Finally, the future residential development of The Church Studios would be required by current Building Regulations to provide a very high standard of acoustic separation both between apartments within the development and, particularly, from any adjoining property.

### **5.0 Impact on the Fabric of the Existing Building**

It has been suggested that people living in the building would have a detrimental effect on the fabric of the property. Other than the complete re-building of the rear façade, which is currently a local eyesore, the remaining front and side façades are of robust stone and more than fit for the new purpose. The greatest threat to the external stone fabric will be rain and monoxide from passing cars, neither of which will be abated by this change of use. However, it is well proven that buildings held collectively in private ownership are well cared for, as the residents will wish to safeguard their investment. Furthermore, the conversion will mean that the building will be fully refurbished and cleaned. Rusting, deteriorating and leaking windows will be replaced to match and heat and ventilation will be introduced to the interior to extend the life of the building. Current Building Regulations will also require that the building enjoys occupation in a far more energy efficient manner.

### **6.0 Demise of the Recording Industry and Recording Facilities in London**

It is a sad but widely recognised reality that the whole of the recording industry has undergone radical change in the past decade. The advent of computer-based digital recording has had a very adverse effect on the older facilities. In days past everything was recorded onto a tape. In



order to do this, artists needed a 24 track tape machine. Tape machines were expensive but, provided they were well looked after, could work beautifully for decades. Because the new digital computer systems are constantly updating themselves in order to be faster and more versatile, in order to keep up and run the current software whole systems have to be scrapped and replaced at a cost of many thousands of pounds every few years. As an example, the equipment in The Church Studios has been upgraded three times in the past 9 years and today it unfortunately finds itself not fully up to date. Furthermore, the ease of digital downloading and music piracy has seen record sales plummet to current levels, which are perhaps about a quarter of what they were 10 years ago. A young music enthusiast now would consider it ridiculous to actually buy a piece of music when they can download it and listen to it for free on any number of music streaming sites, such as Spotify.

Traditionally, the big record companies, such as E.M.I. or C.B.S., would have owned most of the big recording studios. Even in their heyday the big studios were often running at a loss or barely breaking even, but it did not seem to matter when the records produced there were going on to sell millions of copies. In this respect they were viewed as sort of loss leaders. As a result of all these changes to the recording industry, a lot of major London studios have been closed down, put up for sale and converted to another use. The following is a partial record of the demise of so many of these studios.

**1. Air Recording Studios, Lyndhurst Hall, Hampstead NW3 5NG**

Built in 1880 as a Victorian church, became Grade II listed in May 1974.  
Recording Studios opened in December 1992, business is currently up for sale.

**2. Abbey Road Studios, 3 Abbey Road, St. John's Wood NW8 9AY**

Studios set up in 1931 as first custom-built recording studio.  
Owners (EMI) considered selling the studios in 2010 to reduce company debt.  
Company taken over by bank February 2011, onward sale pending European Commission approval. Studio complex became Grade II listed in February 2010 to prevent major alteration of the site.

**3. Britannia Row Studios, 35 Britannia Row, Islington N1 8HQ**

Three-storey block converted from chapel to recording studios in 1975, vacated in 1995.

Planning permission for change of use to residential use consented in 2000.

**4. Eden Studios, 20-24 Beaumont Road, Chiswick W4 5AP**

Recording studio moved into premises in 1973, closed July 2007.

**5. Eel Pie Studios, The Boathouse, Ranelagh Drive, Twickenham TW1 1QZ**

Converted from a boathouse to Oceanic Studios in 1975, converted to commercial recording studio in 1981 and became Eel Pie Studios.  
Now closed and permission for change of use to single residential dwelling pending.

**6. Island Records, 22 St. Peter's Square, Hammersmith W6 9NW**

Grade II listed building established as recording studio and associated offices in 1973.  
Recording studio closed and was sold in 2005 and converted into offices.

**7. Konk Studios, 84-86 Tottenham Lane, Crouch End N8 7EE**

Recording studios opened in 1971, facilities up for sale since 2011.

**8. Lansdowne Studios, Lansdowne House, Holland Park W11 3LP**

Recording studio from 1957, closed September 2006.

Planning permission for change of use to residential use consented in 2008.

**9. Livingston Studios, The Old Church Hall, 1 Brook Road, Wood Green N22 6TR**

Opened in 1980, closed in 2012.

**10. Mayfair Studios, 11a Sharpleshall Street & 10 Eglon Mews, Primrose Hill, NW1 8YN**

Recording studios established on site in 1981, studios closed December 2008.

Planning permission for demolition and redevelopment for change of use to residential and part office use consented in 2011.

**11. Olympic Studios, 117 Church Road, Barnes SW13 9HL**

Public hall building built in 1906, converted to recording studios and opened in January 1967. Closed down in December 2008.

**12. SARM Studios, 8-10 Basing Street, Notting Hill W11 1ET**

Recording studios located in a converted chapel and adjacent corner building.

Planning permission for change of use to residential and part office, part recording studio, consented in 2010.

**13. The Townhouse Studios, 140 – 142 and 150 Goldhawk Road, Shepherd's Bush W12 8HH**

Converted from film studio to recording studio in 1979, closed in April 2008. Planning permission for change of use to residential (seven apartments) and part office, part recording studio, consented in 2011.

**14. Wessex Studios, 106 Highbury New Park, Islington N5 2DP**

Church hall converted to recording studio 1966, closed in 2003. Planning permission for change of use to residential (eight apartments, one house) consented in 2004.

**15. Whitfield Street Studios, 31-37 Whitfield Street, London W1T 2SF**

Constructed as purpose-built recording studios, opened in 1972. Studios closed, Planning permission for change of use to office development only and general refurbishment consented in 2006.

**7.0 Summary**

In conclusion, we would reiterate the facts that:

- The Church Studios have always been in private ownership and have not operated as a cultural/artistic facilities for the local residents of Crouch End.
- Whilst some famous musicians have, over the past three decades, visited the building, the Studios provide no legacy of music recording for these individuals.
- The nature of recording activities, as they have occurred in The Church Studios, provide very limited, sporadic employment opportunities, and typically for people living outside the local area.
- The sad demise of the recording industry, on a global scale, resulting from the internet and evolving digital technology, is reflected in the closure of so many similar facilities as set out above.
- In the same manner that the greater church building has generally evolved to other uses, other than its ecclesiastical origin, it is important that significant historic buildings find adaptive re-use when current uses become redundant and non-viable.
- This proposed re-use for the building is fully in compliance with all of the Council's requirements for a development of this nature.

- Residential use in the town centre site supports and exemplifies national policy for the regeneration of our high streets.
- The conversion of The Church Studios into five very generous family apartments, in a manner that respects many historical features of the building's interior, means that 15-20 people will make new homes here and enjoy the building on a daily basis.

END

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Planning Committee 8<sup>th</sup> October 2012

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>Reference No:</b> HGY/2012/1258		<b>Ward:</b> Hornsey Central
<b>Address:</b> The Nightingale 40 Nightingale Lane N8 7QU		
<b>Proposal:</b> Application for a new planning permission to replace an extant planning permission HGY/2008/2319 for retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x 3 bed, 1 x 2 bed and 1 x 1 bed flat. Demolition of existing side extensions and erection of new three storey side extensions and erection of new three storey rear extension comprising 3 x 1 bed and 1 x 2 bed flats		
<b>Existing Use:</b> Pub / Residential		<b>Proposed Use:</b> Pub / Residential
<b>Applicant:</b> The Wellington Pub Company		
<b>Ownership:</b> Private		
<b>DOCUMENTS</b>		
Design & Access Statement		
<b>PLANS</b>		
<b>Plan Number</b>	<b>Revision</b>	<b>Plan Title</b>
389/IN/002	A	Site Plan
389/IN/003		Site photographs
398/P/100/5	A	Proposed raised ground floor
389/P/101	B	Proposed 1 <sup>st</sup> floor
389/P/102	B	Proposed 2 <sup>nd</sup> floor
389/P/103	A	Proposed 3 <sup>rd</sup> floor
389/P/200	C	Proposed north elevation
389/P/201	C	Proposed south elevation
389/P/204	A	Proposed south view
<b>PLANNING DESIGNATIONS</b> ALMO		
<b>RECOMMENDATION:</b> GRANT PERMISSION subject to conditions and subject to Sec. 106 Legal Agreement		
<b>Case Officer Contact:</b> Elizabeth Ennin-Gyasi P: 0208 489 5126 E: Elizabeth.ennin-gyasi@haringey.gov.uk		

**SUMMARY OR REPORT:** This application replaces an extant planning permission HGY/2008/2319 which was granted in May 2008. It seeks planning permission for the retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x 3 bed, 1 x 2 bed and 1 x 1 bed flat. Demolition of existing side extensions and erection of new three storey side extensions and erection of new three storey rear extension comprising 3 x 1 bed and 1 x 2 bed flats.

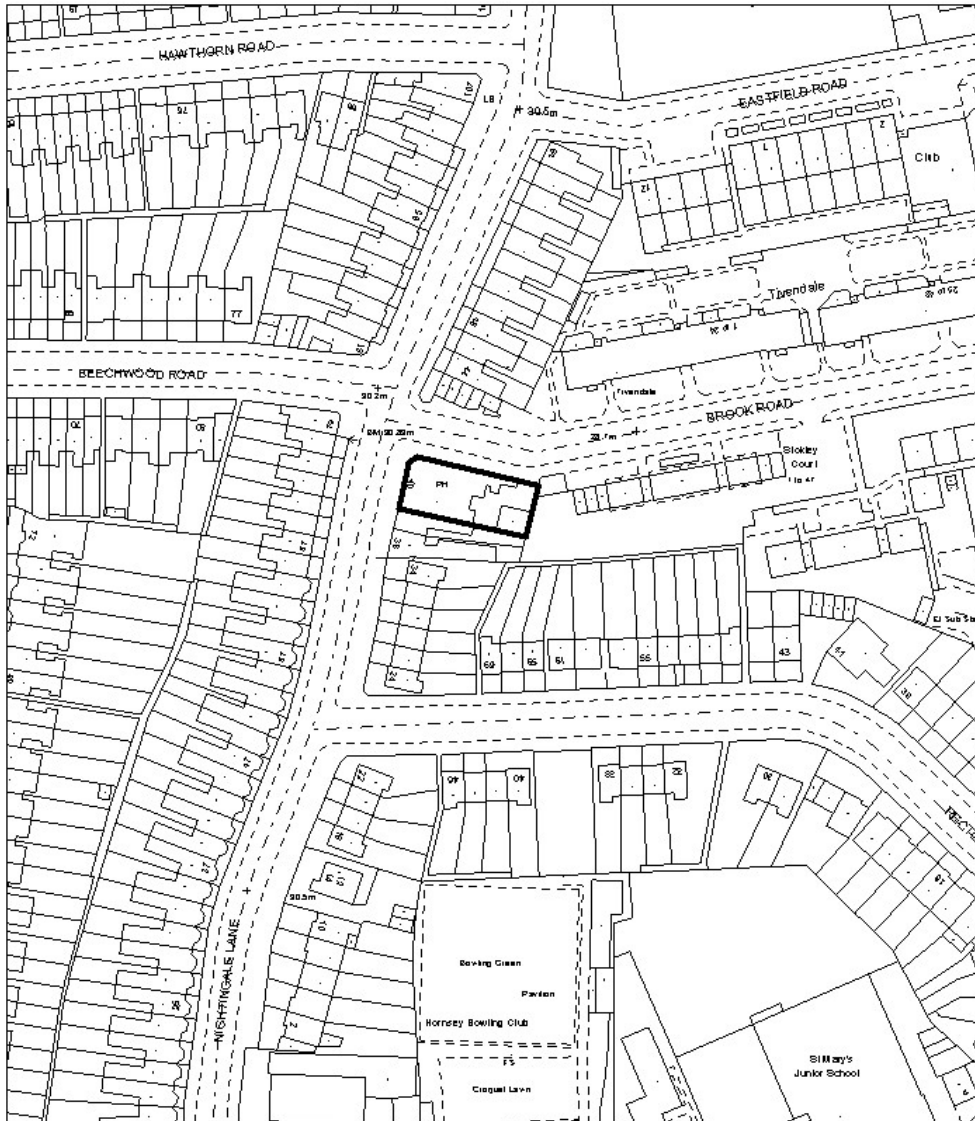
There is no material change between this application and the previous approved scheme. Therefore it is recommended that the application should be approved in accordance to Government advice on renewing extant planning applications.

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Appendix 1: Comments on Consultation Responses  
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1.0 SITE PLAN



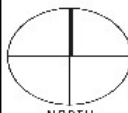
This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBN Harlesey 100019199 (2008)

Site plan

The Nightingale, 40 Nightingale Lane N8

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

 NORTH	Drawn by	MT
	Scale	1:1250
	Date	26/09/2012

Showing Existing Site Layout

## 2.0 PHOTOGRAPHS & IMAGES



**Existing Front Elevation**

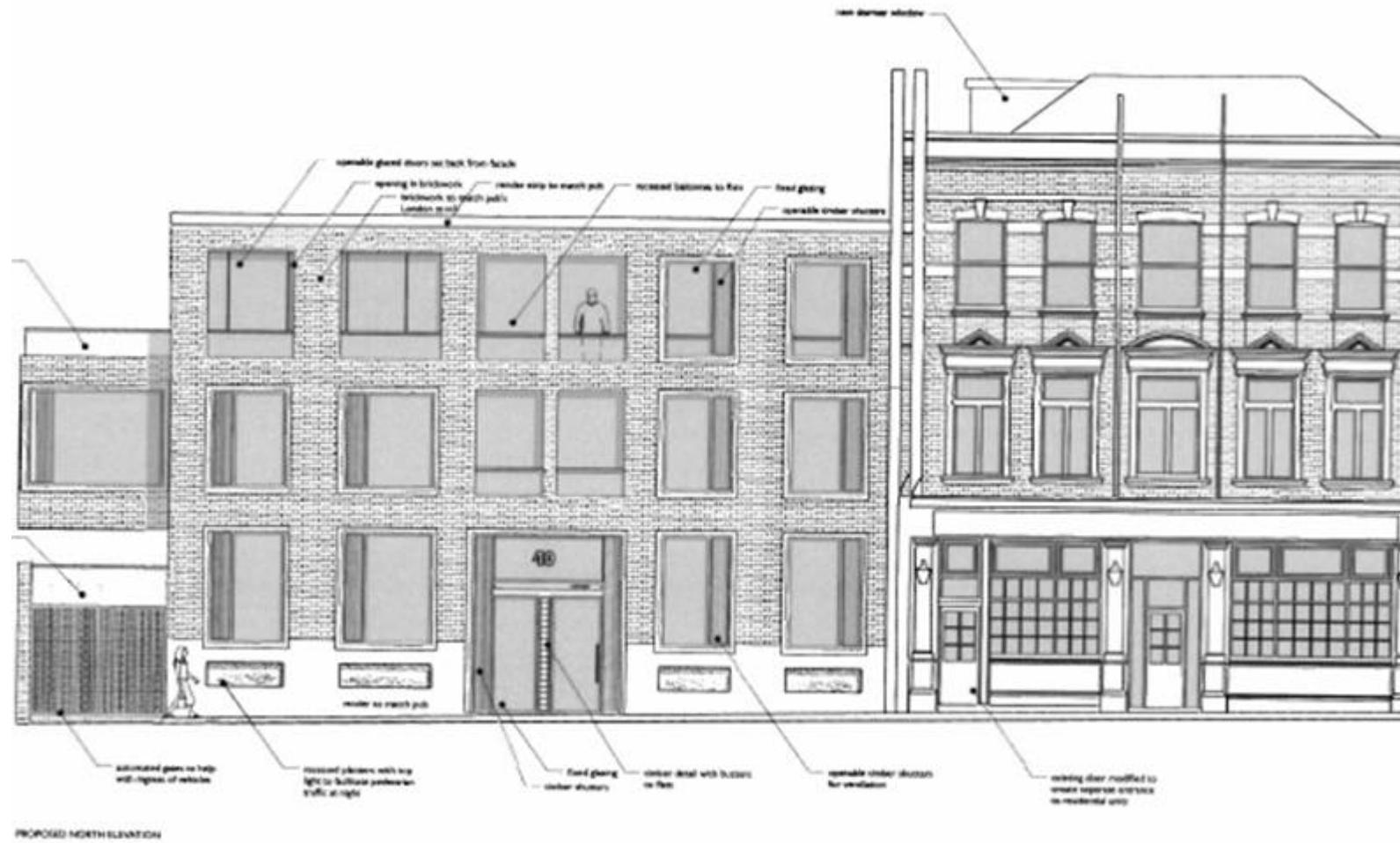




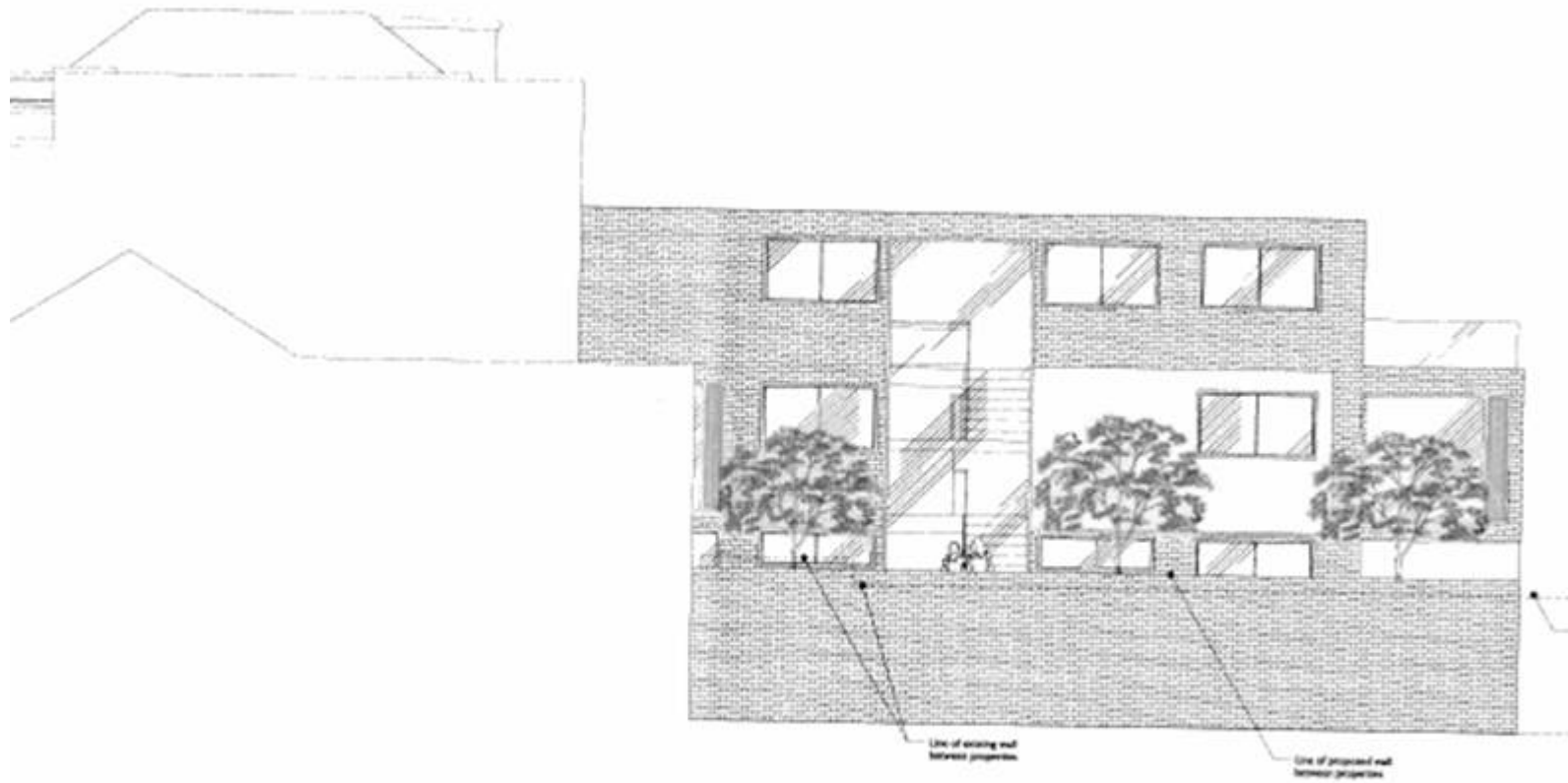
**Existing Side/rear Elevation**



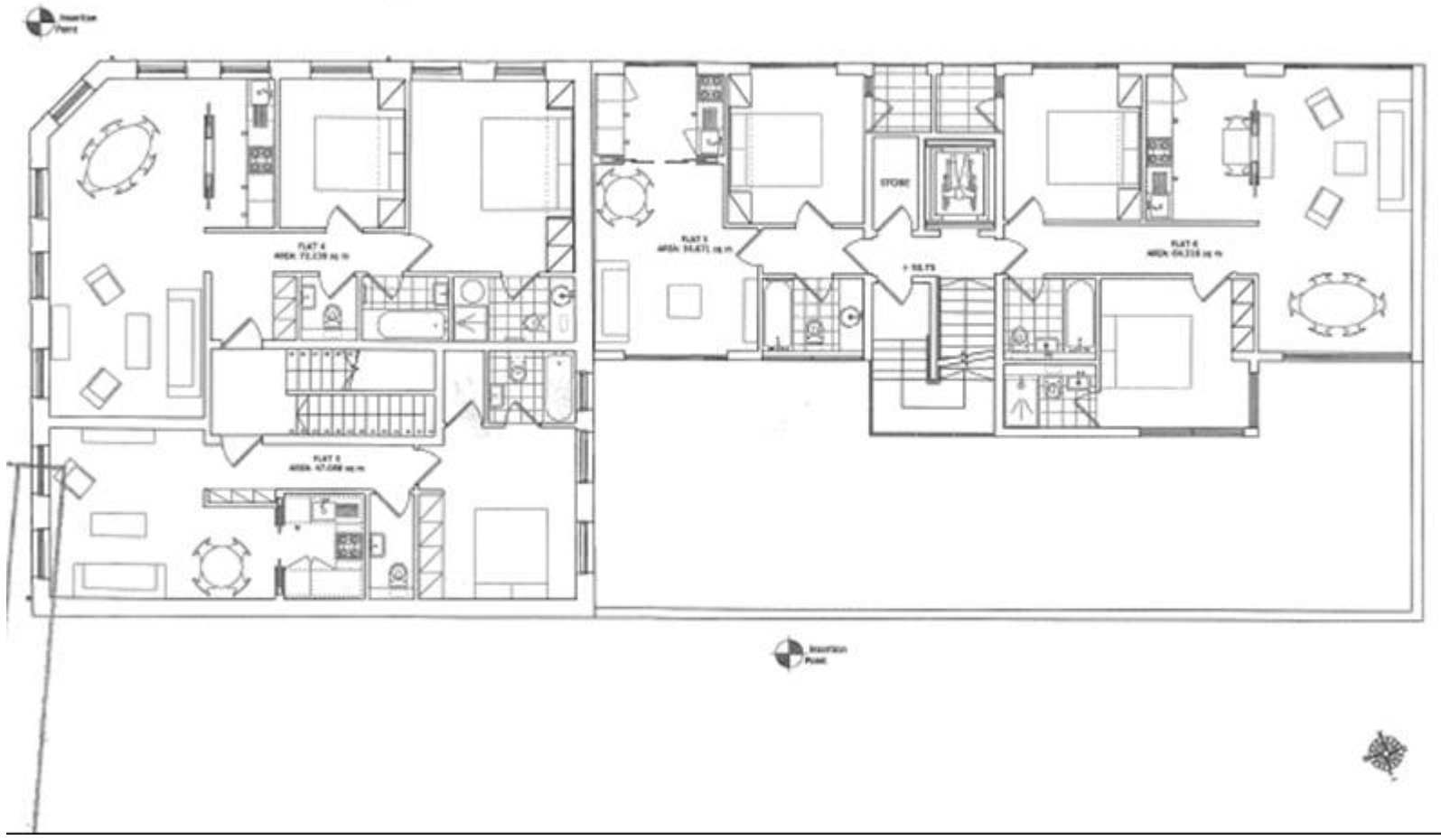
Proposed Ground floor and site plan



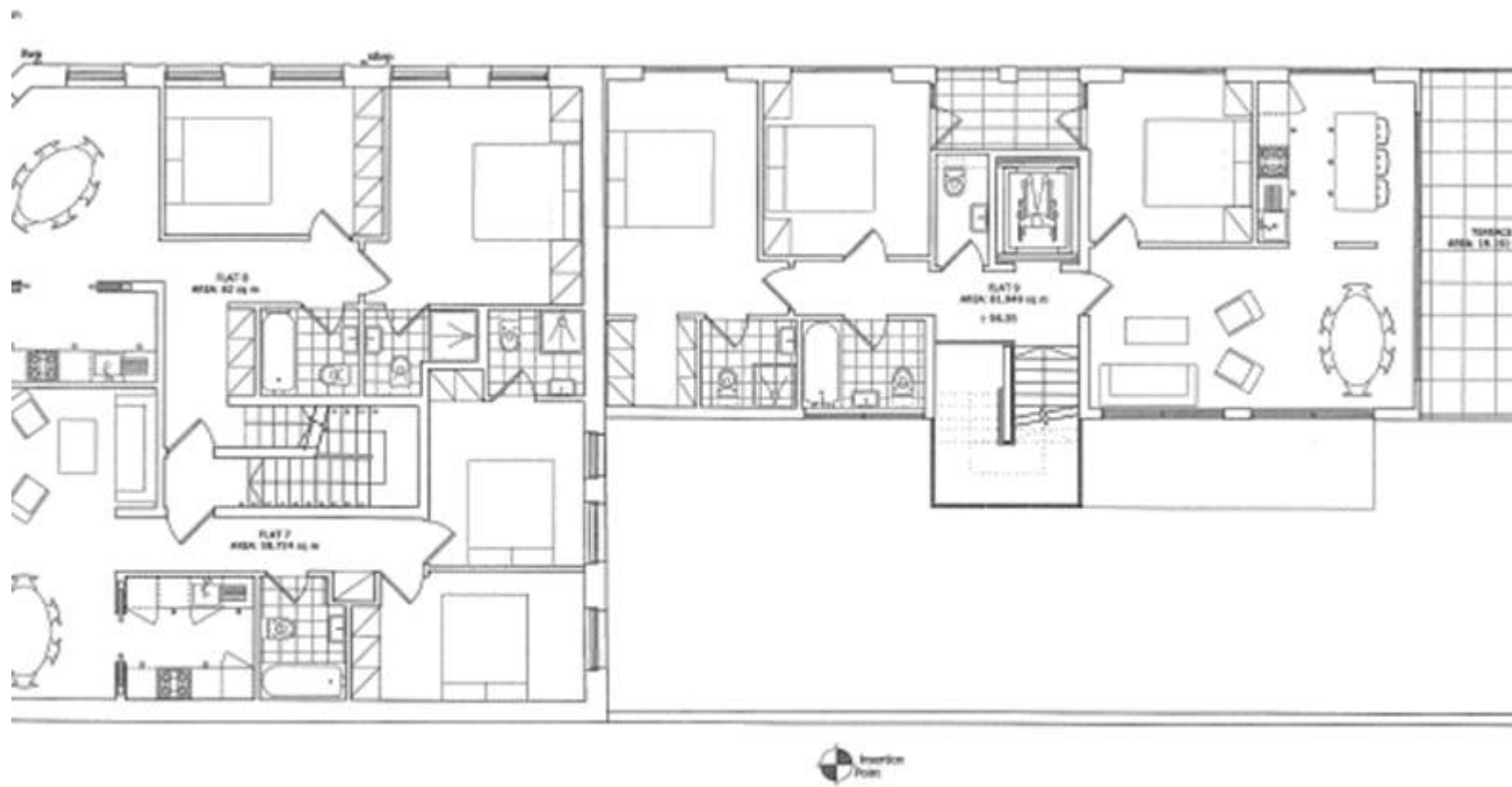
Proposed North Elevation



**Proposed South Elevation**



Proposed First floor



**Proposed Second Floor**

### **3.0 SITE AND SURROUNDINGS**

3.1 The application site comprises of a 3 storey Victorian Public House, with basement floor located at the corner of Nightingale Lane and Brook Road. It has a single storey extension and garage fronting Brook Road with buildings to the rear in use for toilet facilities. The upper floors are in use for residential purposes and the immediate surrounding area is residential in character. It lies outside the designated Campsbourne Cottage Estate Conservation Area.

### **4.0 PROPOSAL**

4.1 This proposal replaces an extant planning permission HGY/2008/2319 which was granted in May 2008. It seeks planning permission for the retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x 3 bed, 1 x 2 bed and 1 x 1 bed flat. Demolition of existing side extensions and erection of new three storey side extensions and erection of new three storey rear extension comprising 3 x 1 bed and 1 x 2 bed flats.

There is no material change between this proposal and the previous approved scheme – HGY/2008/2319

### **5.0 PLANNING HISTORY**

#### 5.1 Planning Application History

- Alterations and additions – approved 24/10/1956
- Internal alterations and provision of beer store and garage – approved 26/7/1961
- Alteration to front elevation – 24/9/1973
- Retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x three bed 1 x two bed and 1 x one bed flat. Demolition of existing side extensions and erection of new 3-storey rear extension comprising 3 x one bed and 1x two bed flats – approved 11/5/09

#### 5.2 Planning Enforcement History

There is no recorded enforcement history

### **6.0 RELEVANT PLANNING POLICY**

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

- National Planning Policy Framework

The NPPF was formally published on 27<sup>th</sup> 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.

- 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 28<sup>th</sup> 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 27<sup>th</sup> April to 13<sup>th</sup> 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.

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

**7.0 CONSULTATION**

<b>Statutory</b>	<b>Internal</b>	<b>External</b>
	Ward Councillors Transportation Team Housing Service Building Control Legal Services Waste Management	<u>Amenity Groups</u>  <u>Local Residents</u> 24 -38 Nightingale Lane 44-50 Nightingale Lane 57- 89 Nightingale Lane 55-69 Rectory Gardens 1-47 Stokley Court, Brook Road 1-24 Tivendale Brook Road 25-48 Tivendale Brook Road 73-77 Beechwood Road  <u>Total No of Residents Consulted:117</u>



## 8.0 RESPONSES

### Transportation Officer

- 8.1 The application site has a low PTAL of 2, but is within easy walking distance of the 144 and W3 bus routes, which operate with a two-way frequency of 39 buses per hour and offers links to Finsbury Park and Turnpike Lane underground stations. It is considered that the majority of prospective residents would use sustainable modes of transport for the majority of journeys to and from the site.
- 8.2 Interrogation of the TRAVL database indicates that based on comparable sites within London (Lee Conservancy Road, Longfield Avenue, Porter Square, Watson/Haviland House and Yeats Close) the proposed development is only likely to generate a combined in and out movement of two vehicles during the critical morning peak hour (08:00am-09:00am).
- 8.3 Moreover, notwithstanding that the site does not fall within an area that has been identified within the Haringey Council adopted UDP as that suffering from high on-street parking pressure, the application makes provision for four on-site parking spaces. However, in order to comply with standards set out within The London Plan (2011) the applicant is required to supply eight cycle storage spaces.
- 8.4 Furthermore, there is concern that the adjoining footway on Brook Road is substandard on both sides. We will therefore require that applicant contributes a sum towards the upgrade of the footway on both sides of this road from the junction of Nightingale Lane up to the eastern boundary of this property.
- 8.5 The above proposal is unlikely to result in any significant increase in traffic generation or increase in parking demand. Therefore, the highway and transportation authority would not wish to object to the above application for renewal of permission subject to the imposition of the conditions as follows:
- 8.6 1. 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.
- 8.7 2. That the applicant shall contribute a sum of £6, 900 (six thousand nine hundred pounds) by way of S.106 agreement towards a footway resurfacing scheme, in the vicinity of this development.  
Reason: To improve the conditions for pedestrians at this location.
- 8.8 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. Appendix 2 detailed Transportation Officers comments.

Waste Management Officer

- 8.9 Sufficient bins are required to service multi occupancy building with 4x1 bed, 2x2bed and 1x3 bed dwellings. It is not clear in the application if bulk storage or wheelie bins are to be used. This application has been given RAG traffic light status of Amber for waste storage and collection arrangements. Appendix 3 detailed Waste Officers comments.

Local Residents

- 8.10 Two letters of objections have been received from local residents on grounds including:

- Noise- relating to the pub use
- Anti-social behaviour -relating to the pub use
- Overcrowding
- Overlooking
- Increase parking issues

Appendix 1 detail Planning Officers response to objections

Commercial Environmental Officer

- 8.11 With reference to above application for new planning permission to replace an extant planning permission HGY/2008/2319 for retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x 3 bed, 1 x 2 bed and 1 x 1 bed flat. Demolition of existing side extensions and erection of new three storey side extensions and erection of new three storey rear extension comprising 3 x 1 bed and 1 x 2 bed flats, I recommend the following conditions;

- 8.12 Should the development include soft landscaped areas:  
Contaminated land:  
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.

#### 8.13 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.

#### 8.14 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.

8.15 As an 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.

Appendix 4 detail the Commercial Environmental Health Officers comments.

**9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION**

9.1 The site has a previous approval for an identical scheme granted on 11 May 2009. This application replaces an extant planning permission HGY/2008/2319 and the main issues in respect of this application are considered to be:

- The principle of residential use on the site
- Density;
- Dwelling mix and room size;
- Size/bulk/appearance;
- Privacy and overlooking;
- Residential amenity provision;
- Parking and access;
- Waste management;
- Sustainability

9.2 The principle of residential use on the site

9.2.1 The application site is within a residential setting, close to local shopping parade and close to a number of public transport links. Residential development is considered to be appropriate for this site and to be in accordance with the sequential approach advocated in policy HSG1 'New Housing Development'.

9.2.2 Furthermore the site has previous approval for residential and this application replaces an extant planning permission HGY/2008/2319 which was granted in May 2008. There is no material change between this application and the previous approved scheme (HGY/2008/2319). Therefore it is identical to the approved scheme HGY/2008/2319.

9.2.3 Residential use on the site would conform to the principle of making full re-use of previously developed land in accessible urban locations in accordance with NPPF. Also residential use would contribute towards the Council's housing supply.

9.3 Density

9.3.1 The current Council's policy on density has been superseded by regional advice from 'The Greater London Authority' as set out in 'The London Plan' dated July 2011. In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. For a site such as this one with PTAL rating of 2 to 3, within urban setting; the density range suggested is 200 – 450 habitable rooms per hectare.

9.3.2 The scheme proposes a total of 7 residential units. The development would provide a mix of 4 x 1 bedroom units, 2 x 2 bedroom units and 1 x 3 bedroom units. In total, the scheme has 18 habitable rooms. Therefore, applying the method set out in 'Housing Supplementary Planning Documents' (adopted October 2008), the density of the proposed development is approximately 375 habitable rooms per hectare. The proposed density therefore accords with current requirement as specified by the 'The London Plan'.

#### 9.4 Dwelling mix and room sizes

9.4.1 Policy 3.5 of the London Plan and the London 'Housing Design Guide' emphasises the requirement for high quality housing in new developments. Policy HSG 10 'Dwelling Mix' and Housing Supplementary Planning Documents (adopted October 2008) sets out the Councils standards for dwelling mix and accommodation provision. The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers are protected.

9.4.2 This scheme would provide 4 X1bed units, 2 X 2bed units and 1 X 3bed units. The recommended percentage dwelling mix for new residential development as stated in HSPD for private market housing, allows 37% for 1bed, 30% for 2bed and 22% for 3bed units. This scheme would provide 37% for 1bed, 28% for 2bed and 14% for 3bed units. Although not entirely as recommended in guidelines set out in HSPD, it is considered that the proposed dwelling mix is suited to the particular nature of the scheme, which is relatively small-scale and not particularly suited for family accommodation. Therefore it is considered that the proposed dwelling mix would be appropriate to the scheme and the site.

9.4.3 The one-bedroom units' internal floor area range from 37.6m<sup>2</sup> to 52.1m<sup>2</sup> which exceeds the Councils standard as set out HSPD. The two-bedroom units' internal floor area would be 70m<sup>2</sup> and exceeds the Councils standard as set out HSPD. The three-bedroom unit would allow over 100m<sup>2</sup>, which also exceeds the Councils standard as set out HSPD. The room sizes also conform to the standards as set out in 'The London Plan'. Therefore the units' sizes are considered to provide a satisfactory standard of accommodation.

9.4.4 All the units/rooms are considered to have adequate light and ventilation. In addition, the scheme has the provision of a lift facility with two-way opening for wheelchair users to access all levels of the building. Therefore the proposed units are considered to comply with policy HSG10 and HSPD (adopted October 2008).

#### 9.5 Size/bulk/appearance

9.5.1 Policies UD3 'General Principles' & UD4 'Quality Design' of the Haringey Unitary Development Plan require that new buildings are of an acceptable standard of design and are in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment and the amenity of residents.

- 9.5.2 The scheme consist of a 3-storey extension block with basement level space which would front Brook Road, the ground floor would be raised and it would comprise of 3 x one bed and 1 x three bed self-contained flats. Also the refurbishment of the upper floors of the existing pub building to form 3 x two bed and 1 x one bed flats.
- 9.5.3 The scale and massing of the new extension has been designed to create subordination to the main pub building and to relate in height & scale to nearby buildings. It is contemporary in style; however it has been design to respect the Victorian Pub by incorporating features such as brickwork and the verticality of the fenestration. The scheme introduces a series of recessed planters with lighting to help with pedestrian visibility at night.
- 9.5.4 The external appearance of the pub building will essentially be intact with the only alterations being the addition of a rear dormer window, the replacements of two windows to the rear with small windows to match existing and the side entrance to the residential building, which would be constructed to match the original building. Therefore the proposed scheme is considered to be sensitively designed to fit in well within the existing street & townscape and as such minimise any adverse effect on the surrounding area.
- 9.6 Privacy and overlooking
- 9.6.1 Policy UD3 'General Principles' and Housing Supplementary Planning Documents (adopted October 2008) seek to protect existing residential amenity and avoid loss of light and overlooking issues.
- 9.6.2 The proposed scheme has a north - east orientation. The 3 storey extension block is considered not to compromise the privacy of the immediate properties as it would front Brook Road. To avoid loss of privacy to nearby properties on the southern boundary, obscured glazing is proposed to prevent overlooking. The positioned of the new building to the north, would also minimises shadowing on the rear gardens of adjacent properties. The distance between the new extension block and the rear gardens of properties at Rectory Gardens would exceed 30m, which is within the standard set out in HSPD (adopted October 2008). Therefore it is considered that any adverse impact in relation to loss of privacy and overlooking would be minimised.
- 9.7 Residential Amenity Provision
- 9.7.1 Amenity space has been designed into scheme in the form of communal rear garden space and recessed balconies on the extension block. Also the scheme would provide a secured roof garden space. It considered that the combined amenity provision is sufficient and acceptable, given the availability of public open space in the local area. Therefore on balance the propose amenity space provision is considered to meet guidelines set out in HSPD (adopted October 2008).
- 9.8 Parking and Access
- 9.8.1 Policy M10: 'Parking for Development' sets out the Councils requirements for parking for this type of use. The proposed development is situated within a walking distance of numerous bus links with over ground train station at Crouch Hill and Finsbury Park and Turnpike lane tube stations within close proximity.

9.8.2 The scheme provides 4 car parking spaces, 4 bicycles spaces and a motorcycle space secured at basement level. The parking space is accessed via Brook Road. Transportation has no objections to the scheme, subject to the conditions that the applicant enters into a S.106 agreement to achieve the following:

- A contribution by way of the same legal agreement, a sum of £6,900 towards improvement to the footway on Brook Road.
- The provision of eight bicycles

## 9.9 Waste management

9.9.1 The scheme has been design with a refuse management system that allows for the external waste collection and the internal storage of recyclable waste products. However, to ensure that the Council's standard of waste management is adhered to, a condition has been attached to this report requiring detail submission of a waste management scheme for approval.

## 9.10 Sustainability

9.10.1 The re-use of under utilised land is regarded as an important sustainable feature of the development which complies with the thrust of both national and London wide guidance. In addition, the scheme provides 4 secure bicycles and a motorcycle parking space.

9.10.2 Further, the proposed development has been designed with sustainable materials and systems including:

- Combination condensing boilers for providing the central heating & hot water supply.
- Landscaped garden with potential to grow small trees.
- Green roof to encourage biodiversity
- Natural ventilation systems
- Double glazed windows to reduced energy consumption
- New walls, ceilings & floors to be insulated to accord with Building Regulations
- Grey water recycling for toilet use
- Low Energy light fittings

## 9.11 Planning Obligations/S106 Agreement

9.11.1 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:

- an education contribution of £ 20, 371

- a contribution of £6, 900 towards footway improvement in the vicinity of the Planning
- an administration cost of £1363. 00 – 5% of total

## **10.0 CIL APPLICABLE**

- 10.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm/the scheme provides one or more residential units. Based on the MoL's CIL charging schedule and the information given on the plans the charge is likely to be £5,285.00 (151sqm x 35). This would be collected by Haringey after implementation (if permission were granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

## **11.0 HUMAN RIGHTS**

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

## **12.0 EQUALITIES**

- 12.1 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.

## **13.0 CONCLUSION**

- 13.1 The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The height of the proposed extension block would be subordinate to the main pub building and the overall design would not undermine the pub's architectural form. The proposed density conforms to guidelines set out in the adopted Unitary Development Plan and the proposed housing provision would contribute the Council's housing target.

Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan policies: UD3 'General Principles', UD4'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG 9 'Density Standards', HSG10 'Dwelling Mix', SPG1a 'Design Guidance', SPG10c 'Education needs generated by new housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).



13.2 The scheme is subject to a legal agreement, the main elements are:

- an education contribution of £ 20, 371
- a contribution of £6, 900 towards footway improvement in the vicinity of the Planning
- an administration cost of £1363. 00

#### 14.0 RECOMMENDATION 1

14.1 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 as follows:

#### 14.2 PLANS

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

#### 14.3 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.

##### 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

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

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.

## 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.

### Informative:

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

demolition or construction works carried out.

Informative

The new development will require numbering. The applicant should contact 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.



**Appendix 1: Comments on Observations/ Objections**

No.	Stakeholder	Comments	Response
1	Commercial EHO	Have sent a letter setting out conditions to deal with potential contaminants and construction dust.	- Noted and attached as Appendix 4 - Conditions are included in the report. (Conditions 7, 12 &13)
2	Waste Management	This application has been given RAG traffic light status of Amber for waste storage and collection arrangements.	- Noted and attached as Appendix 3 - Condition has been included in the report for a detailed scheme for the provision of refuse and waste storage to be submitted to ensure adequate provision of waste management and storage. (Condition 9)
3	Transportation	<p>Transportation and highways authority would not object to the scheme subject to a requirement/ condition:</p> <p>1. The provision of a secure cycle storage for eight bicycles</p> <p>2. That the applicant contribute a sum of £6, 900 by way of S. 106 agreement towards footway improvements .</p>	<p>Noted and attached as Appendix 2</p> <p>-1. Condition included in the report. (Condition 14)</p> <p>- 2. Secured by way of S106.</p>
4.	Local Residents	Two letters of objection have been received from local residents on grounds including:	

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> <li>- Noise – relating to the pub use</li> <li>- Anti-social behaviour relating to the pub use</li> <li>- Overcrowding</li> <li>- Overlooking</li> <li>- Increase parking issues</li> </ul>	<p>The proposal retains the existing pub use at ground floor level, issues relating to noise should be reported to the Council’s Environmental Health Noise Team.</p> <p>Problems with anti-social behaviour relating to the pub use should be reported to the police.</p> <p>The site has previous approval for an identical scheme and is a relatively small-scale development, which is considered suitable for the site and the immediate surrounding area. It is not considered that the proposal would result in overcrowding to undermine the amenity of the existing occupiers in the locality.</p> <p>The proposed scheme has a north-east orientation. The 3 storey extension block is considered not to compromise the privacy of the immediate properties as it would front Brook Road. To avoid loss of privacy to nearby properties on the southern boundary, obscured glazing is proposed to prevent overlooking. The existing pub building will not be altered in height. The main alteration to the existing pub building involves the addition of a rear dormer window and the replacement of two existing windows to the rear with small windows to match existing. Therefore the pub building will not be higher than existing and there will be no new west –facing windows.</p> <p>The scheme provides 4 car parking spaces. The Council’s Transportation Group has no objections to the scheme and considers that the ‘proposal is unlikely to result in any significant increase in traffic generation or increase in parking demand.’</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 Mayors 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



Planning Sub-Committee 8<sup>th</sup> October 2012

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>Reference No:</b> HGY/2012/1687	<b>Ward:</b> Tottenham Hale
<b>Date received:</b> 30 August 2012	
<b>Address:</b> Former GLS Depot, Ferry Lane, Tottenham N17 ('Hale Village')	
<b>Proposal:</b> Reserved matters application for the use of the ground floor and mezzanine level within Block C1 as a Renal Unit (Use Class D1) comprising a total floor area of 2128 sq.m (GEA) including the enlargement of the mezzanine floor (approved under reserved matters application HGY/2009/0246) to create an additional 612 sq.m (GEA) of floorspace, installation of a new ground floor facade, alterations to the basement car parking layout beneath Block C and installation of plant within the basement beneath Block C. Discharge of Conditions 1, 5, 6, 7, 11, 12, 15, 41 and 42 attached to the outline consent.	
<b>Existing Use:</b> Vacant ground floor & mezzanine unit (with occupied residential flats above which are not part of this application)	
<b>Proposed Use:</b> Healthcare use as a Kidney Care Centre (Use Class D1)	
<b>Applicant/Owner:</b> Royal Free London NHS Foundation Trust & Hale Village Properties LLP	

**DOCUMENTS**

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

**PLANS**

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

**Case Officer Contact:**

Jeffrey Holt  
P: 0208 489 5131  
E: [jeffrey.holt@haringey.gov.uk](mailto:jeffrey.holt@haringey.gov.uk)

**PLANNING DESIGNATIONS:**

Unitary Development Plan 2006:

- Tottenham Hale Urban Centre Masterplan Area
- Defined Employment Area
- Area of Archaeological Importance

**RECOMMENDATION:**

**APPROVE RESERVED MATTERS** subject to conditions

**SUMMARY OF REPORT:**

Although submitted as a reserved matters application for procedural reasons, this application is effectively to allow a change of use for the whole of the ground floor (also with an extended mezzanine floor) of Block C1 at Hale Village for healthcare use as a Kidney Care Centre.

The existing consented use of this vacant ground floor space, which has just been constructed, is for part of it (600sqm.) to be used as a health centre (the same use class as is now proposed) and the remainder (1,100sqm.) to be in retail use. This application seeks to extend the consented healthcare use into what has previously been consented as retail space. With the proposed extension to the consented mezzanine floor, the application floorspace now covers 2,128sqm. The proposed extended mezzanine will cover approximately two-thirds of the ground floor plan.

The Kidney Care Centre, to be operated by the Royal Free London NHS Foundation Trust, will provide care capacity in Tottenham where there is a substantial need for an additional kidney treatment facility. Currently most patients travel to facilities within Camden and some to the North Middlesex Hospital which is much less accessible by public transport. Indeed, the application site's very good accessibility is stated as the key reason for its selection by the Royal Free NHS Foundation Trust.

The Centre will provide a range of patient care including renal dialysis and outpatient treatment.

Two of the issues raised by this application are the loss of potential retail floorspace and the length of building façade that will have opaque windows at ground floor level because of the need to protect patient privacy.

Although the proposed development does depart from the approved masterplan for Hale Village in terms of the reduction in potential retail space, it is considered that the healthcare need for the facility outweighs this. There is still potential to create additional retail space on a more visible frontage within Hale Village on a plot (Block SW) that has still to be developed (and that still requires planning permission).

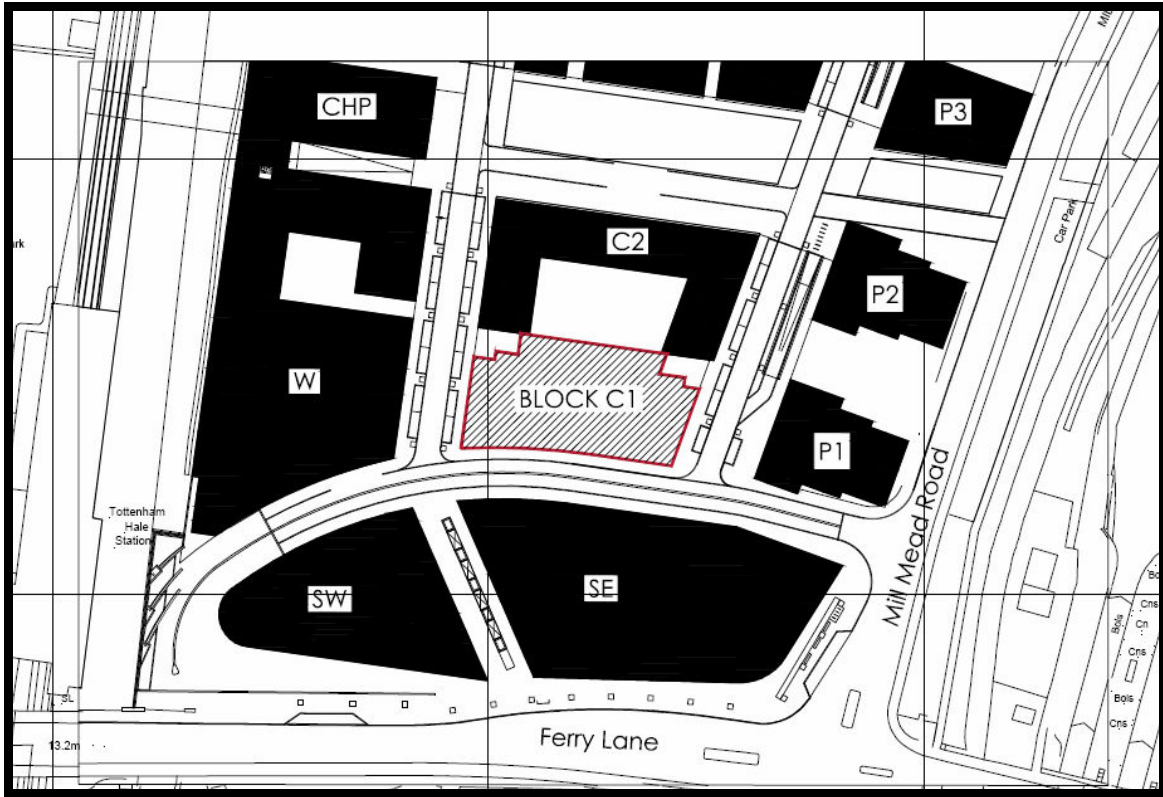
The proposed development complies with local and regional planning policies that seek to ensure development is sustainable, supports economic growth, is of high design quality and has no harmful impact on amenity.

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

It is considered that the scheme is consistent with planning policy and is appropriate to the continuing development of Hale Village. Subject to appropriate conditions it is recommended that this reserved matters application be approved.

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1.0 SITE PLAN





2.0 IMAGES



Street

Waterside W

South Elevation



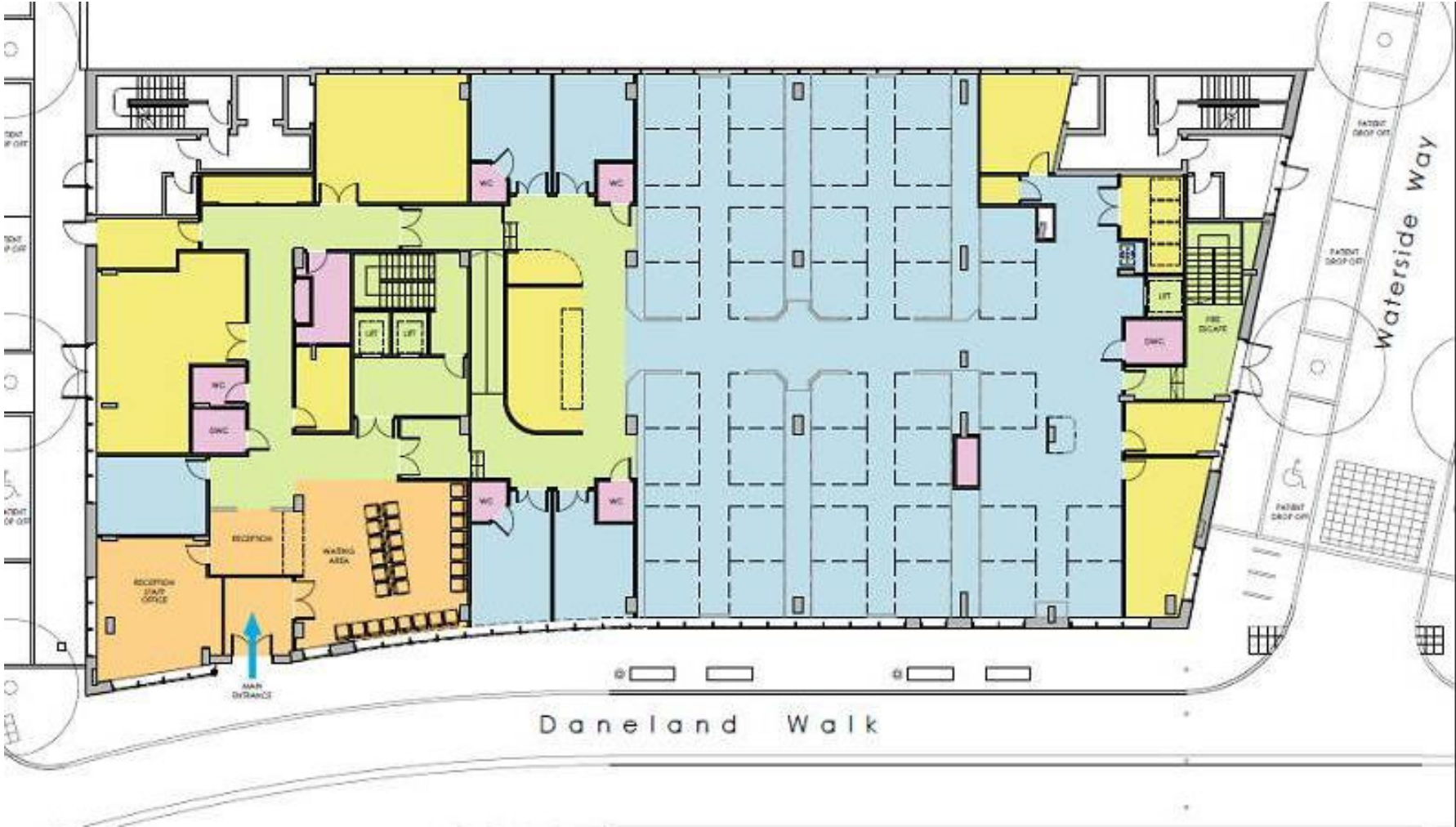
**West Elevation**



East Elevation



**Basement Plan**



Ground Floor Plan



Mezzanine Floor Plan

### 3.0 SITE AND SURROUNDINGS

- 3.1 Hale Village in Tottenham (on the former GLC Supplies Depot) lies just to the east of Tottenham Hale Station and bus interchange on the north side of Ferry Lane. Block C is one of 12 buildings that will ultimately complete Hale Village as a mixed use scheme including over 1,100 homes, student accommodation, retail & leisure space, offices and open space. 8 of those 12 buildings are currently built or under construction – 3 of the 4 blocks that remain to be built require planning permission under reserved matters.
- 3.2 Hale Village is bounded by the Liverpool St./Stansted railway line to the west, Millmead Road, the River Lee and Lee Valley Regional Park to the east, Ferry Lane and residential areas to the south and the Millmead/Lockwood Industrial Estate to the north. From the site plan in Section 2 of this report, it can be seen that Block C1 (the application site) is situated back from Ferry Lane with its southern frontage to a shared surface street (Daneland Walk). Lebus Street and Waterside Way form the vehicle and pedestrian access routes to the west and east respectively.
- 3.3 Block C (comprising C1 & C2 on the site plan – effectively one building) is a 5 and 7 storey block with 110 residential flats on the upper floors above the ground/mezzanine floor (the subject of this application).
- 3.4 To the west of Block C, Emily Bowes Court (Block W) provides student accommodation on the upper floors with a health and fitness club (soon to open) and a Tesco store (open) on the ground floor. To the east is Pavilion 1 (Crane Heights) which is a nearly completed block of residential flats. On the south side of Block C, on the other side of Daneland Walk, is the commercial office of Newlon Housing Trust on the lower floors with residential flats above in a 9 storey building. Daneland Walk (via Gateway Square) provides the main pedestrian entrance into Hale Village for people using the trains and buses at Tottenham Hale Station.

### 4.0 PLANNING HISTORY

- 4.1 Outline planning permission was originally granted for the Hale Village mixed use development including new homes, student accommodation, offices, retail & open space on 9 October 2007 linked to a s106 agreement. This permission was renewed on 29 March 2012 following the signing a new s106 agreement that changed the terms of the 2007 agreement taking into account viability issues given the major downturn in the housing and property market. The application reference numbers and descriptions are listed below:
- HGY/2010/1897 - Extension of time limit for implementation of outline planning permission HGY/2006/1177 granted 9th October 2007 for a mixed use redevelopment of the site comprising of demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems – GRANTED
  - HGY/2006/1177 - Demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3),

student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4 ,A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems (outline application) – GRANTED

4.2 The outline planning permission (as renewed) contains a condition regarding the minimum amount of retail floorspace that should be provided in Hale Village. If this application is granted it will not be possible to meet that condition – this issue is assessed more fully in Section 8 of this report.

4.3 Appendix 3 lists the full planning history for Hale Village.

## **5.0 PROPOSED DEVELOPMENT**

5.1 This application is to use the whole of the ground floor of Block C1 (the southern part of Block C) as a Kidney Care Centre. The application is also to treble the size of a consented mezzanine floor (adding 612sqm.) The Centre will be operated by the Royal Free London NHS Foundation Trust to provide care to patients needing renal dialysis and other kidney treatment.

5.2 The dialysis unit will be located on the ground floor and will consist of 43 dialysis stations and 4 isolation rooms for infectious patients of which 2 provide en suite facilities. The remainder of the ground floor comprises reception areas, waiting rooms, a staff room, servicing and storage facilities.

5.3 The mezzanine level contains a clinic with 9 consulting and examination rooms, staff areas, clinic and servicing facilities.

5.4 The Centre will be open for patients Monday to Saturday from 7am to midnight. An approximate total of 250 patients are likely to visit the Centre each day, with, on average, 125 patients a day using the dialysis unit (spanning three sessions during the day and evening) and another 125 patients a day are likely to visit the outpatients clinic (open from 8:30am to 5pm Monday to Friday).

5.5 The applicants estimate that between 20-40% of patients will arrive using public transport. 20-25% of patients are likely to use transport organised by the NHS Trust in cars and mini-buses bringing, on average, 3-4 patients per vehicle.

5.6 Approximately 52 members of staff will work at the Centre during the course of the day, working in shifts with a maximum of around 40 staff on duty at any one time. The applicants state that the majority of staff will travel to work by public transport, although 5 dedicated parking spaces will be provided for staff in the basement under Block C. Due to the late hours of working, some staff may arrive by public transport but be picked up in a car or taxi when they leave.

5.7 In addition to the 5 staff parking spaces, 15 spaces will be available for patient use in a basement car park. The car park is accessed off Jarrow Road to the south of Ferry Lane via a private roadway that passes underneath Ferry Lane. A lift will provide direct access into the proposed Care Centre. Seven cycle parking stands will be provided for staff and patients (though few patients are expected to travel by cycle due to their health).

5.8 There will be a patient drop-off area on Lebus Street and Waterside Way which are both privately-maintained, unadopted roads.



- 5.9 Pedestrian access to the Centre will be from Daneland Walk at the western end of the building closest to Tottenham Hale Station and opposite the new health and fitness club (soon to open) in Block W and the office entrance in Block SE.
- 5.10 The centre will be serviced both from the basement and from the street (either using loading bays on Lebus Street or accessing Daneland Walk via a controlled access). It is expected that there will be a daily average of two lorry deliveries (to the basement or street level), four van deliveries (at street level), two waste collections (to the basement) and two motorbike deliveries (at street level).
- 5.11 Refuse will be stored in the basement for general trade collection with a separate clinical waste collection by a private contractor. Waste will be collected every day.
- 5.12 With the entrance being at the western end of the building the reception area will have clear windows allowing views in from outside but the patient treatment zones in the middle and eastern part of the building will have opaque glazing to protect patient privacy. The applicants propose a design for those windows to improve their visual interest though there are no details of that as yet.
- 5.13 The windows on the northern facade of the Centre will also be primarily opaque glazed facing onto the private communal courtyard used by residents living in the upper floor flats in Block C.

## **6.0 RELEVANT PLANNING POLICY**

- 6.1 The planning application is assessed against relevant national, London and local planning policy, including:
- 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 – Core Strategy 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 28<sup>th</sup> 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 27<sup>th</sup> April to 13<sup>th</sup> June 2012 on how the recently published NPPF may affect the content of the Plan. Due to the advanced stage of preparation, 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.*
  - Hale Village Design Code.
- 6.2 A full list of relevant planning policies is in Appendix 2.

## **7.0 CONSULTATION**

7.1 The Council has consulted widely on this proposal including statutory consultees, Council services, nearby residents in Hale Village and in the Ferry Lane area, Ward Councillors and NHS North Central London.

7.2 No objections have been received.

7.3 A list of consultees is provided below.

7.3.1 Internal Consultees

- Transportation
- Building Control
- Cleansing

7.3.2 External Consultees

- Sevens Sisters, Noel Park, Tottenham Green, Tottenham Hale Ward Councillors
- Thames Water
- Network Rail
- Transport for London
- London Underground
- Greater London Archaeological Advisory Service
- Metropolitan Police – Crime Prevention Officer
- Environment Agency
- Lee Valley Regional Park Authority
- London Fire Brigade – Fire Safety
- British Waterways
- THRASH
- Ferry Lane Action Group (FLAG)
- Ferry Lane Estate Residents Association
- Tottenham Hale Residents Association
- Tottenham Hale Stakeholders Group

7.3.3 Local Residents

- Residents of 685 properties were consulted

7.4 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 comments received will be reported verbally to the Sub-Committee.

Building Control Comments

7.5 This work will be subject to the requirements of the Building Regulations 2010 and will require an application to be submitted to the Building Control Service.

Transportation Comments

7.6 Reserved matters application for the use of the ground floor and mezzanine level within Block C1 as a Renal Unit (Use Class D1) comprising a total floor area of 2128 sq.m (GEA) including the enlargement of mezzanine floor (approved under reserved matters application HGY/2009/0246) creating an additional 612 sq.m (GEA) of floorspace, installation of a new ground floor facade, alternations to the basement car parking layout beneath Block C and installation of plant within the basement beneath Block C. Discharge of Conditions 1, 5, 6, 7, 11, 12, 15, 41 and 42 attached to the outline consent. The outline planning application was an environmental impact assessment application and an environmental statement was submitted to the

planning authority at that time.

- 7.7 The proposed change of use is located in an area with a high public transport accessibility level and is within walking distance of Tottenham Hale transport interchange. The transport assessment completed for the approved outlined planning application included 1210 residential units, up to 700 student accommodation rooms, 5500sqm of retail, up to 3,200 sqm of office, 600sqm of health care, 5,300 sqm primary school, a 100 bed hotel, 600 sqm crèche, 800 car parking and 1625 cycle parking stands.
- 7.8 However, the outlined application has been amended by subsequent applications and once the whole of the development is delivered, the site will provide some 1151 residential units 59 less than approved; 1244 student accommodation units' 544 more than approved. 3406 sqm of office floor space, 206 sqm more than originally approved 890sqm community centre 4610 sqm less floor space than that originally approved and 600sqm crèche. The transport impacts of the proposed Renal Unit (Use class D1) were not assessed as part of the approved outlined planning application. The applicant has submitted a transport statement as part of this planning application. The proposed facility will operate in three shifts operating from 06:30 hours to 01:00 hours. Shift one will operate from 0:700 hours to 13:30 hours shift two will operate from 12:00 hours to 19:00 hours and shift three will operate from 17:30 hours to 001:00 hours. The proposed urinal unit is expected to accommodate a maximum of 274 patients per day and will operate from Monday to Saturday. The maximum number of staff that will be on site at any one time will be 40 staff. However only 5 car parking spaces will be allocated to staff hence the majority of staff will arrive by sustainable modes of transport.
- 7.9 The modal split is based on first principles using an existing Renal Unit; based on existing data some 40 to 50 percent of dialysis patients will arrive at the unit using patient transport which will accommodate 3-4 passengers per trip. 25% of dialysis patients will be car drivers, 5% as car passengers, the remaining 20% of dialysis patients will arrive by public transport.
- 7.10 The modal split for outpatients is different from that of dialysis patients, the majority of outpatients will arrive as car drivers with some 45% of outpatients arriving as car drive or car passengers the remaining 55% of patients will arrive by public transport. Using a maximum throughput of 274 patients per day the proposed facility will generate a total of 35 dialysis trips and 62 outpatient car trips per day.
- 7.11 We have assessed the operation of the proposed facility on the transportation and highways network during the peak highways operational hours between 08:00 and 09:00 and 17:00 and 18:00 hours. The facility will generate a maximum of 22 in/out trips in the critical AM peak hour and 41 in/out trips in the critical PM peak hour. We have considered that, the proposed additional trips generated in relation to the Renal Unit compared to that which will be generated by the entire amended development proposal as a whole would not result in any significant increase in the number of generated trips when compared to that assessed and approved as part of the approved outlined application. It is also to be noted that this development proposal is inline with the adopted UDP Policy M3 which states that; the Council requires developments with a high trip generation characteristics to be located where public transport accessibility is high and the location and building is design to encourages walking and cycling, so that all users regardless of disability, age or gender can use them safely and easy.

- 7.12 The applicant has proposed utilising 20 of the existing 30 approved car parking spaces in block C1, this will include 5 disabled parking spaces in the basement of Block C1; 15 of the proposed 20 spaces will be used for patients and 5 spaces will be used by staff, the car parking spaces are provided based on the operational requirements of the Renal unit and will be managed by the trust in accordance with the demand between the dialysis patients and outpatients.
- 7.13 The applicant has also proposed providing 6 patient drop-off spaces as per Drawing PL002. Three of the spaces will be located on Waterside Way and three on Lebus Street; we have therefore considered that the proposed Renal unit has sufficient on-site car parking space to service the operational requirements of this development. The applicant has proposed providing cycle storage area in the basement of Block C for the use of the staff of the development. However, the plan does not include the number of racks that will be provided. We will therefore require the developer to provide cycle parking in line with the 2011 London Plan as part of the workplace travel plan.
- 7.14 Delivery and servicing of the proposed development will generate an average of two 12m rigid vehicle movements, four daily van movements, two daily waste collection movements and several motorbike movements. Waste collection and saline delivery will be via the basement; other deliveries will be via Lebus Street. This level of delivery and servicing (8 to 10 trips) will not have any impact on the existing transport and highways network.
- 7.15 The applicant has proposed measures as part of this application to promote travel by sustainable modes of transport, the transportation and highways authority will however require these measures to be submitted as part of the full travel plan no later than 6 months after the development has been occupied.
- 7.16 We have therefore considered that the proposed renal unit will not result in any significant increase in generated trips or parking demand that will have any adverse impact on the transportation and highways network. Consequently, the transportation and highways authority would not object to this application subject to the following condition.

1) A residential travel plan must be secured by way of a condition. The following measure must be included in order to maximise the use of sustainable modes of transport.

a) The developer must appoint a travel plan co-ordinator, working in collaboration with the Site Management Team to monitor the travel plan initiatives annually.

b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to all staff.

c) Adequate cycle provision is provided in line with the 2011 London Plan.

Reason: To promote travel by sustainable transport to and from the site and to reduce traffic and congestion on the transportation and highways network.

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

## 8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- the loss of the potential for retail floorspace;
- the design of the ground floor façade with much opaque glazing and the impact this could have on the ‘feel’ of the street as a safe area;
- inclusive design and access
- hours of use and possible disturbance to nearby residents;
- transport and parking considerations;
- energy & sustainability

### **Loss of potential retail space**

8.2 The earlier planning permission for the ground floor of Block C1 was for a 600sqm. health centre and 1,100sqm. for retail uses. The current application covers the whole ground floor of Block C1 leaving no space for any retail uses in this Block.

8.3 The original outline planning permission in 2007 for Hale Village (renewed in 2012 on the signing of the new s106 agreement) included two conditions (Nos. 25 & 26) that Hale Village should contain a mix of uses (up to a maximum floorspace) with a minimum retail floorspace of 2,500sqm.

8.4 If this application is granted then the total amount of retail floorspace that could be provided as envisaged in the consented outline masterplan (both in the existing retail unit (Tesco’s 395sqm store) and Block SW which has yet to be built) will be a total of 1,402sqm. This is 1,098sqm. less than the minimum retail space as conditioned in the outline planning permission. Other potential retail space that has been built in Block W (Emily Bowes Court) has been developed (with planning permission) for a health and fitness club so Tesco is currently the only retail unit in the development.

8.5 The outline planning permission included the use of part of Block SW as a hotel but the developer, Hale Village Properties, is advising that it is now unlikely that a hotel will be viable on this site. A planning application may therefore be made in the future for Block SW to be wholly residential on the upper floors but this would create the potential for the ground and first floor space to be used for retail units – again subject to commercial viability. If that was to be the case then approximately 1,850sqm. could be retail space in Block SW (subject to planning permission) giving a total potential retail floorspace in Hale Village of 2,245sqm. – still short (by 255sqm.) of the minimum retail floorspace sought in the outline permission.

8.6 It has to be acknowledged that the provision of retail space, especially in the current economic climate, is difficult especially with Tottenham Hale Retail Park close to the site on the other side of Ferry Lane. The developer states that they have tried to secure retail interest in the units in Block C1 for some time without success. The location of those units does not have a main road frontage so would tend to be used mostly by Hale Village residents and visitors. Retailers are reluctant to open until there is a critical mass of potential customers and Hale Village is still being developed. The Tesco unit opened earlier this year.

8.7 By the end of this year, approximately half of the potential homes in the Village should be occupied. In addition, the new student block (Block NW2 with 524 student rooms) is about to be occupied with the start of the new academic year and two Pavilions with 140 open market homes are nearing completion. So the number of potential retail customers is increasing but not sufficiently quickly to attract new retailers.

8.8 The conditions on the outline planning permission seek to ensure a mix of uses to create a comprehensive, sustainable and vibrant development. This is still being achieved in Hale Village with the current mix of residential homes, student accommodation, office space, retail and leisure uses. The current application for a health use adds a further dimension although the original aspiration for a primary healthcare centre with GP services cannot be achieved due to decisions of the former Primary Care Trust.

8.9 A further point to consider is that the Kidney Care Centre will provide 52 jobs which is more than is likely to have been provided had the space become retail units as originally envisaged (c43 jobs).

8.10 It is considered therefore that the loss of potential retail floorspace is acceptable and that the overall Hale Village development is in accordance with the vision set out in the outline permission, the design code, the Tottenham Hale master plan and Policies AC2 and CW1 of the Unitary Development Plan 2006.

8.11 An informative has been added that advises the applicant that 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 this condition accordingly.

**Design of the façade and safety**

8.12 The proposals have been produced with due consideration to crime prevention and safety as set out in the Home Office document *Safer Places – the planning system and crime prevention* (2003).

8.13 However, considerable lengths of the south facade of this building will be obscure glazed providing no opportunity for passive surveillance of the central section of Daneland Walk at ground level from this building. Much of the north façade of the proposed Care Centre will also be obscure glazed but that is less of an issue as that overlooks the communal amenity area used by the residents of Block C so with non-residents not being able to look into that space helps make that amenity area more private for the residents. That area is overlooked though by the residential flats themselves.

8.14 With approximately 32m. of obscure glazing along the ground floor frontage to Daneland Walk (within an overall frontage of 50m.), it is a concern that the central section of Daneland Walk as public realm will not feel such a vibrant space and may not feel as safe as it otherwise might with a more active and overlooked frontage. Obviously the nature of the use as a health centre is such that there has to be privacy for the patients undergoing treatment – and most of the internal space is used as patient treatment areas or consulting rooms so internal re-arrangement is not possible to reduce the length of obscure glazing.

8.15 The Newlon office on the south side of Daneland Walk is part obscure glazed though it does provide some overlooking of the public realm also, the flats above the Kidney Care Centre and above the Newlon offices have windows and balconies that directly look down into Daneland Walk. There is also CCTV coverage of this area managed by the private estate management company and on-site management staff ...CHECK

- 8.16 Though by no means ideal, it is considered that the need for obscure glazing in most of the southern frontage is acceptable.
- 8.17 The entrance to the Centre from Daneland Walk at the western end of the building will have a canopy which will also wrap around the corner to Lebus Street. Solar shading on this southern elevation will be provided by louvres at both ground and first floor levels.
- 8.18 A planning condition is recommended to approve the details of this façade (and all facades) to seek the maximum visual interest, including possible artwork, along it without compromising patient privacy inside the building. Those details will need to reflect the approved Hale Village Design Code.

**Inclusive design and access**

- 8.19 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 for everyone. In addition, the London Plan requires all new development to meet the highest standards of accessibility and inclusion; to exceed the minimum requirements of the Building Regulations and to ensure from the outset that the design process takes all potential users into consideration, including disabled and deaf people, older people, children and young people.
- 8.20 The proposed building is designed to provide inclusive access for those with impaired mobility. There will be a level entrance and lift access to the mezzanine floor (including to the ground and mezzanine levels from the basement car park). There will be level access within the building on each floor. Lifts are sized for wheelchair access and manoeuvring. Staircases and corridors will meet minimum required widths. Internal signage will be designed according to best practice.

**Hours of use and impact on residential amenity**

- 8.21 Staff will start to arrive at the Care Centre from 6.30am with three shifts during the day and into the late evening with staff leaving by approximately 1.00am. The first dialysis patients will arrive from 7.00am and there will be three treatment sessions during the day each lasting approximately 5 hours. The last group of dialysis patients will arrive between 5.30-7.00pm and leave the Centre between 10.30pm-00.30am. There will be about 42 dialysis patients treated in each session.
- 8.22 Visitors to the out-patients clinic will be spread over the day between 8.30am and 5.00pm.
- 8.23 Clearly there will be vehicle movements to pick up dialysis patients at the end of their treatment especially on Lebus Street closest to the Centre’s entrance, as well as staff being picked up in cars or taxis. This could create some noise for residents living on the 2<sup>nd</sup>. floor upwards above the Care Centre and possibly for students in Emily Bowes Court. However, the potential for significant disturbance, even at midnight, is considered low.

**Transport and parking**

- 8.24 National planning policy seeks to reduce the dependence on the private car in urban areas. This advice is also reflected in the London Plan. The transport impact of the proposed development has been assessed by the Council’s Transport and Highways Group. UDP and Draft LDF policies require that development proposals take into account the needs of public transport users, as well as pedestrians and cyclists.

- 8.25 The Kidney Care Centre is very close to the public transport hub of Tottenham Hale Station served by the LU Victoria Line, national train services as well as 5 bus routes linking to other parts of Tottenham as well as Wood Green, Enfield, Edmonton, Archway, Walthamstow and Ilford).
- 8.26 The Royal Free NHS Foundation Trust estimates that up to 40% of patients will use public transport. To cater for other patients who attend regular treatment sessions, the Trust offers dedicated patient transport in cars and mini-buses. They say that 3-4 patients would generally use each vehicle and they estimate, from their experience in operating other Kidney Care Centres, that 20%-25% of patients (particularly those having dialysis) will use this service. In those cases, the vehicle will drop patients off from the parking bays on either Lebus Street or Waterside Way and then the vehicle will leave. Vehicles will not park at Hale Village during the period of patient treatment (other than while waiting to pick patients up at the end of their treatment session).
- 8.27 20 parking spaces will be allocated to, and managed by, the Trust in the existing basement below Block C1. 10 spaces will be allocated to dialysis patients, 5 spaces for outpatients and 5 spaces for staff. Staff spaces will be allocated on a permit system according to need rather than seniority.
- 8.28 The hours of use of the Centre, with some dialysis patients not leaving the building until midnight and some staff not leaving until 1.00am., means that there will inevitably be a heavier use of cars and taxis by them at that time of night. The Trust provides taxis for staff leaving late at night as necessary. Any patients being picked up by a friend or relative in a car would be picked up from the parking bays on either Lebus Street or Waterside Way. These bays will be allocated to the Kidney Care Centre and managed by the on-site management staff employed by the site management company.
- 8.29 Some deliveries will be to the basement but some lorries, lighter vans and motorbikes will either use a loading bay on Lebus Street (using a service door on Lebus Street or will use Daneland Walk. Servicing times will be controlled as far as possible not to conflict with dialysis patient arrival and departure times. The number of service vehicle movements is low and will not cause any problems for the local highway network.
- 8.30 The Council's Transportation Team does not object to the proposal subject to the submission of a further travel plan.
- 8.31 The proposed access and parking arrangements are considered acceptable having regard to Policy UD3.
- Energy & sustainability**
- 8.32 The London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimising carbon dioxide emissions. The energy strategy for the development is based on the Mayor's 'lean, clean, green' energy hierarchy.
- 8.33 The Kidney Centre will endeavour to achieve BREEAM "excellent" in accordance with the BREEAM Healthcare 2008 recommendations and condition 41 of the Outline Planning Permission and will be connected to the site-wide heating scheme provided by the Energy Centre just north of Block W (Emily Bowes Court) That Energy Centre will also ultimately provide electrical power to buildings in Hale Village.

**Reserved Matters - Conditions discharged**



8.34 The application provides the design details of the ground floor of Block C1 and in doing so seeks to discharge the following conditions of the outline permission HGY/2010/1897:

- Condition 1: Reserved Matters
- Condition 5: Materials and detailed drawings
- Condition 6: Samples of Materials
- Condition 7: Secure by Design
- Condition 11: Design Statement
- Condition 15: Parking and Loading
- Condition 41: Sustainability
- Condition 42: Floorspace figures

8.35 Not all required details have been submitted to discharge the above conditions, however further conditions will be applied to secure details of:

- Design of the facades – (Condition 5)
- Samples of materials – (Condition 6)

## **9 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 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 original outline permission considered the impact of the Hale Village development on the equality strands identified in equalities legislation in force at that time. It was considered that the development would result in positive equalities outcomes. Due to the relatively minor departure from the original vision the outline permission had for this site, a full Equalities Impact Assessment is not considered necessary.

10.4 The current proposal is not considered to result in significantly different outcomes for those sharing the protected characteristics under the Equality Act 2010. Kidney patients that will use this new Kidney Care Centre currently travel to sites that are either further away or less accessible by public transport. Research of patient needs

show a significant concentration of patients in Tottenham and Enfield so this new Centre is located to make their journeys easier than currently.

- 10.5 It is considered that the proposal would cause no adverse or unequal impacts on groups sharing the protected characteristics as defined under the Act.

## 11. SUMMARY AND CONCLUSION

- 11.1 The proposed Kidney Care Centre will meet a significant healthcare need and make transport access to treatment easier for many patients in Tottenham and Enfield which are the main areas of intended benefit. The proposal does raise issues regarding the level of retail provision in Hale Village, the vibrancy of the streetscene and hours of use but it is considered that they are not so significant as to adversely impact on, firstly, the amenity of nearby residents and, secondly, on the original vision for Hale Village as a sustainable community
- 11.2 It is considered that the scheme is consistent with planning policy and, subject to appropriate conditions, it is recommended that the reserved matters application be approved.

## 12 RECOMMENDATION

**APPROVE RESERVED MATTERS** subject to conditions as below and in accordance with the approved plans and documents as follows:

DOCUMENTS
<b>Title</b>
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
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

- 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.**

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**

- 8. 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**

- 9. 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**

- 10. 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**

- 11. 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 this 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. 020 8489 5573) 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 a high quality environment and regeneration through the provision of appropriate healthcare and other community infrastructure.
- 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', 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'.

**13.0 APPENDICES:**

Appendix 1: Consultation Responses

Appendix 2: Planning Policies

Appendix 3: Planning History

**APPENDIX 1**

**Consultation Responses**

No.	Stakeholder	Question/Comment	Response
	<b>LBH Transportation</b>	<p>Reserved matters application for the use of the ground floor and mezzanine level within Block C1 as a Renal Unit (Use Class D1) comprising a total floor area of 2128 sq.m (GEA) including the enlargement of mezzanine floor (approved under reserved matters application HGY/2009/0246) creating an additional 612 sq.m (GEA) of floorspace, installation of a new ground floor facade, alternations to the basement car parking layout beneath Block C and installation of plant within the basement beneath Block C. Discharge of Conditions 1, 5, 6, 7, 11, 12, 15, 41 and 42 attached to the outline consent. The outline planning application was an environmental impact assessment application and an environmental statement was submitted to the planning authority at that time.</p> <p>The proposed change of use is located in an area with a high public transport accessibility level and is within walking distance of Tottenham Hale transport interchange. The transport assessment completed for the approved outlined planning application included 1210 residential units, up to 700 student accommodation rooms, 5500sqm of retail, up to 3,200 sqm of office, 600sqm of health care, 5,300 sqm primary school, a 100 bed hotel, 600 sqm crèche, 800 car parking and 1625 cycle parking stands.</p> <p>However, the outlined application has been amended by subsequent applications and once the whole of the development is delivered, the site will provide some 1151 residential units 59 less that approved; 1244 student accommodation units' 544 more that approved. 3406 sqm of office floor space, 206 sqm more than originally approved 890sqm community centre 4610 sqm less floor space than that originally approved and 600sqm crèche. The transport impacts of the proposed Renal Unit (Use class D1) were not assessed as part of the approved outlined planning application. The applicant has submitted a transport statement as part of this planning application. The proposed facility will operate in three shifts operating from 06:30 hours to 01:00 hours. Shift one will operate from 0:700 hours to 13:30 hours shift two will operate from 12:00 hours to 19:00 hours and shift three will operate from 17:30 hours to 001:00 hours. The proposed urinal unit is expected to</p>	<p>Noted. Condition and Informative added.</p>



No.	Stakeholder	Question/Comment	Response
		<p>accommodate a maximum of 274 patients per day and will operate from Monday to Saturday. The maximum number of staff that will be on site at any one time will be 40 staff. However only 5 car parking spaces will be allocated to staff hence the majority of staff will arrive by sustainable modes of transport.</p> <p>The modal split is based on first principles using an existing Renal Unit; based on existing data some 40 to 50 percent of dialysis patients will arrive at the unit using patient transport which will accommodate 3-4 passengers per trip. 25% of dialysis patients will be car drivers, 5% as car passengers, the remaining 20% of dialysis patients will arrive by public transport.</p> <p>The modal split for outpatients it different from that of dialysis patients, the majority of outpatients will arrive as car drivers with some 45% of outpatients arriving as car drive or car passengers the remaining 55% of patients will arrive by public transport. Using a maximum thorough put of 274 patients per day the proposed facility will generate a total of 35 dialysis trips and 62 outpatient car trips per day.</p> <p>We have assessed the operation of the proposed facility on the transportation and highways network during the peak highways operational hours between 08:00 and 09:00 and 17:00 and 18:00 hours. The facility will generate a maximum of 22 in/out trips in the critical AM peak hour and 41 in/out trips in the critical PM peak hour. We have considered that, the proposed additional trips generated in relation to the Renal Unit compared to that which will be generated by the entire amended development proposal as a whole would not result in any significant increase in the number of generated trips when compared to that assessed and approved as part of the approved outlined application. It is also to be noted that this development proposal is inline with the adopted UDP Policy M3 which states that; the Council requires developments with a high trip generation characteristics to be located where public transport accessibility is high and the location and building is design to encourages walking and cycling, so that all users regardless of disability, age or gender can use them safely and easy.</p>	

No.	Stakeholder	Question/Comment	Response
		<p>The applicant has proposed utilising 20 of the existing 30 approved car parking spaces in block C1, this will include 5 disable parking spaces in the basement of Block C1; 15 of the proposed 20 spaces will be use for patients and 5 spaces will be use by staff, the car parking spaces are been provided based on the operational requirement of the Renal unit and will be managed by the trust in accordance with the demand between the dialysis patients and outpatients.</p> <p>The applicant has also proposed providing 6 patient drop-off spaces as per Drawing PL002. Three of the spaces will be located on Waterside Way and three on Lebus Street; we have therefore considered that the proposed Renal unite has sufficient on site car parking space to service the operational requirement of this development. The applicant has proposed providing cycle storage area in the basement of Block C for the use of the staff of the development. However the plan does not include the number of rack that will be provided. We will therefore require the developer to provide cycle parking in line with 2011 London Plan as part of the work place travel plan.</p> <p>Delivery and servicing of the proposed development will generate and average of two 12m rigid vehicle movement, four daily van movements, two daily waste collection movements and several motorbike movements. Waste collection and saline delivery will be via the basement other deliveries will be via. Lebus Street. This level of delivery and servicing (8 to 10 trips) will not have any impact on the existing transport and highways network.</p> <p>The applicant has proposed measures as part of this application to promoting travel by sustainable modes of transport, the transportation and highways authority will however require these measures to be submit as part of the full travel plan no later than 6 months after the development has been occupied.</p> <p>We have therefore considered that the proposed renal unit will not result in any significant increase in generated trips or parking demand that will have any adverse impact on the transportation and highways network. Consequently the transportation and highways authority would not object</p>	

No.	Stakeholder	Question/Comment	Response
		<p>to this application subject to the following condition.</p> <p>1) A residential travel plan must be secured by way of a condition. The following measure must be included in order to maximise the use of sustainable modes of transport.</p> <p>a) The developer must appoint a travel plan co-ordinator, working in collaboration with the Site Management Team to monitor the travel plan initiatives annually.</p> <p>b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to all staff.</p> <p>c) Adequate cycle provision is provided in line with the 2011 London Plan .</p> <p>Reason: To promote travel by sustainable transport to and from the site and to reduce traffic and congestion on the transportation and highways network.</p> <p>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 5573) to arrange for the allocation of a suitable address.</p>	
	<b>LBH Building Control</b>	This work will be subject to the requirements of the Building Regulations 2010 and will require an application to be submitted to this office.	Noted.
	<b>Canal &amp; River Trust London</b>	No comments to make	Noted.
	<b>RESIDENTS</b>	<b>1 response received.</b>	
<b>1</b>	<b>Tony Gibney Coppermill</b>	In principle I am supportive of the renal unit being based on Hale Village.	Noted.

No.	Stakeholder	Question/Comment	Response
	<b>Heights Ferry Lane</b>	<p>However, when moving here I was under the impression there would be a GP surgery on this site. If this renal unit is in place of/will prevent a GP surgery on this site, then I am against this planning application, and urge Haringey Council to work with NHS North Central London to ensure there is adequate primary care facilities on the village.</p> <p>East Haringey is already one of the more deprived areas of the borough, and already has a limited number of accessible GP surgeries, and the addition of up to 1000 new homes on this site will add to the strain. If a GP surgery is not on this site, extra pressure will be added to an already strained primary care system.</p> <p>On moving to Hale Village in March my wife was told by the nearest GP surgery that they were unable to take on new patients from Hale Village as there were too many of us. I understand they have since extended their catchment area to include the site, but this illustrates the strain already in this area.</p> <p>So in summary, I am only supportive of the renal unit on Hale Village if there will also be a GP surgery.</p>	<p>A primary healthcare centre with GP services cannot be achieved due to decisions of the former Primary Care Trust</p>

## PLANNING POLICIES

### RELEVANT PLANNING POLICY

#### NATIONAL POLICY

National Planning Policy Statements and Framework

#### REGIONAL PLANNING POLICY

London Plan 2011

- Policy 6.4 Enhancing London's transport connectivity
- Policy 2.14 Areas for Regeneration
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 Decentralised energy networks
- 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 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
- G4 Employment
- G6 Strategic Transport Links
- G7 Green Belt, Met. Open Land, Significant Local Open Land & Green Chains
- G9 Community Well Being

- G10 Conservation
- G12 Priority Areas
- AC2 Tottenham International
- UD1 Planning Statements
- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD8 Planning Obligations
- ENV1 Flood Protection: Protection of Floodplain, Urban Washlands
- ENV2 Surface Water Runoff
- ENV4 Enhancing and Protecting the Water Environment
- ENV5 Works Affecting Water Courses
- ENV6 Noise Pollution
- ENV7 Air, Water and Light Pollution
- ENV11 Contaminated Land
- ENV13 Sustainable Waste Management
- EMP1 Defined Employment Areas – Regeneration Areas
- M2 Public Transport Network
- M3 New Development Location and Accessibility
- M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
- M8 Access Roads
- M10 Parking for Development
- M11 Rail and Waterborne Transport
- OS2 Metropolitan Open Land
- OS5 Development Adjacent to Open Spaces
- OS6 Ecologically Valuable Sites and Their Corridors
- OS7 Historic Parks, Gardens and Landscapes
- OS12 Biodiversity
- OS16 Green Chains
- CSV1 Development in Conservation Areas
- CSV8 Archaeology

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
- SP5    Water Management and Flooding
- SP6    Waste and Recycling
- SP7    Transport
- SP8    Employment
- SP9    Imp Skills/Training to Support Access to Jobs/Community Cohesion/Inclusion
- SP10    Town Centres
- SP11    Design
- SP12    Conservation
- SP13    Open Space and Biodiversity
- SP14    Health and Well-Being
- SP15    Culture and Leisure
- SP16    Community Infrastructure

Draft Development Management Policies (Published for Consultation May 2010)

- DMP9    New Development Location and Accessibility
- DMP10    Access Roads
- DMP13    Sustainable Design and Construction
- DMP14    Flood Risk, Water Courses and Water Management
- DMP15    Environmental Protection
- DMP16    Development Within and Outside of Town & Local Shopping Centres
- DMP19    Employment Land & Premises
- DMP20    General Principles
- DMP21    Quality Design
- DMP22    Waste Storage
- DMP25    Haringey's Heritage
- DMP26    Alexandra Palace
- DMP27    Significant Local Open Land & Development Adjacent to Open Spaces
- DMP28    Ecologically Valuable Sites their Corridors and Tree protection

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

**PLANNING HISTORY**

HGY/2006/1177 - Outline consent for the Hale Village Masterplan was approved by Haringey Council in October 2007. The Hale Village Masterplan comprised the following mix of uses: up to 1,210 residential units (30% of which will be affordable), offices, retail, student accommodation, a hotel, a health centre, a primary school and a crèche. The Masterplan comprises eleven separate blocks laid out in a clear street structure. A podium structure provides the basement over which the southernmost blocks of the Masterplan will be located.

HGY/2007/2099 - Reserved matters consent was granted in December 2007 for the podium and basement located beneath Blocks SW, SE, C, P1 and P2 and a Combined Heat and Power Energy Centre (CHP).

HGY/2007/2203 - Reserved matters consent was granted in December 2007 for the development of Block W to provide a 687 student room development and ground floor retail unit within a part eleven, part seven storey building.

HGY/2007/2250 - A Section 73 application to vary conditions 13, 34, 52, 53 and 62 of the outline consent (HGY/2006/1177) was granted in February 2008.

HGY/2008/0393 - Reserved matters consent was granted in 2008 for the detailed design of Pavilion blocks 1 and 2 no. eight storey buildings.

HGY/2008/1971 - Reserved matters consent was granted in December 2008 for the detailed design of Block SE, an eight storey building comprising ground floor offices and 154 no. affordable dwellings.

HGY/2008/1970 - Reserved matters consent was granted in December 2008 for the detailed design of Block NW1, a part four, seven and eleven storey building, comprising 102 no. affordable dwellings.

HGY/2009/0246 - Reserved matters consent was granted in March 2009 for the detailed design of Block C, a part four, part seven storey building comprising 110 no. affordable dwellings.

HGY/2009/0295 - Reserved matters consent was granted in March 2009 for the detailed design of Block N, a part four, part seven storey building, comprising 176 no. affordable dwellings.

HGY/2009/1105 - Reserved matters consent was granted in November 2009 for the detailed design of public realm for the entire Hale Village Masterplan.

HGY/2010/1427 - Full planning permission was granted in October 2010 for the erection of two additional floors to Pavilions 1 and 2 to create 2 no. ten storey buildings.

HGY/2010/1897 - Extension of time limit for implementation of outline planning permission HGY/2006/1177 granted 9th October 2007 for a mixed use redevelopment of the site comprising of demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to



18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems – GRANTED

HGY/2011/2190 - Change of use from A1 / 2 / 3 / 4 / 5 / B1 to gym (D2) - GRANTED

HGY/2012/0799 – A reserved matters application (including appearance, layout, scale and landscaping) in relation to outline consent no HGY/2010/1897 for the Community Facility and Residential Site (referred to as Block NE) forming part of the Hale Village Masterplan and discharge of Conditions 1, 4, 6, 7, 8, 11, 12, 41 and 42 attached to the outline consent. Proposed development of 890sqm Community Centre (Use Class D1) and 64 residential units in an 8 storey block - GRANTED

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