

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 18 FEBRUARY 2013**

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

MINUTE NO.	SUBJECT/DECISION
PC269.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllrs McNamara and Solomon for whom Cllrs Brabazon and Engert substituted.</p>
PC270.	<p>DECLARATIONS OF INTEREST</p> <p>The Chair and Cllr Christophides both declared an interest in agenda item 11 as Bounds Green Ward Councillors. Cllr Christophides' children also attended Bounds Green School. Cllr Beacham declared an interest in agenda item 6 as a local ward Councillor, as did Cllr Reid for item 12. The interests declared were not disclosable pecuniary or prejudicial interests.</p>
PC271.	<p>19 LANSDOWNE ROAD N10 2AX</p> <p>The Committee considered a report, previously circulated, on the application to grant planning permission for 19 Lansdowne Road N10 2AX, centred on the demolition of the existing property and erection of a new three storey dwelling with rooms at basement level. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. Vincent Maher, the Council's Head of Development Management, gave a short presentation highlighting the key aspects of the report.</p> <p>Three local residents, Ms Rossiter, Mr Hutchinson and Mr Ashley-Norman addressed the Committee in objection to the application and made the following comments:</p> <ul style="list-style-type: none"> • The scale and size of the new house was inappropriate and out of character with the rest of the road, leading to concerns there would be an impact on neighbouring houses, particularly in consideration that the proposed footprint of the house at first floor level would extend 1m beyond the rear line of the existing Edwardian terrace. • The potential risk was raised of the development exacerbating existing drainage problems in the area, with a number of neighbouring houses having had to undergo significant remedial work as a consequence of poor drainage in the locality. It was considered that the applicant had not provided sufficient documentation within the application regarding mitigation of this risk. • The scale of the building work required to excavate the large basement was of concern, with the associated potential for disturbance and disruption to neighbouring properties. • The sustainability of the development, particularly in relation to the large carbon footprint from the demolition of the existing house and rebuilding on

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a large concrete base, was questioned. It was considered that the more sustainable option would have been retrofitting of the existing house.

Two of the applicant's representatives, Mr Bee and Mr Blunt, addressed the Committee regarding the application and raised the following points:

- It was considered that the existing house did not positively contribute to the character of the Conservation Area or reflect neighbouring houses and that the new house would better reflect local character and design including a more symmetrical form and concordant roof line.
- Although it was recognised that the new house was a larger scale to the existing, this would not have a significant impact to the front elevation. In addition, several of the houses in the area had extensions so the scale was not out of line.
- A soil survey and engineering survey had been undertaken which had not identified any issues with the construction works.

The Committee expressed concern regarding the issues raised by the objectors of drainage problems in the area and the potential for the new house to exacerbate these. In light of this, it was advised that, should the application be approved, an additional condition could be added requiring further investigation of rain and surface water drainage onsite and for any subsequent mitigation works to be approved by the Council prior to the development commencing.

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

RESOLVED

- That, subject to the inclusion of an additional condition relating to rain and surface water drainage, application HGY/2012/2426 be approved subject to conditions:

IMPLEMENTATION

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

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

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

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

MATERIALS & LANDSCAPING

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

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roofing material sample combined with a schedule of the exact product references. The development shall thereafter be built in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours, means of enclosure, car parking layout, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting etc.), retained historic landscape features and proposals for restoration where relevant, and thereafter retained in perpetuity.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

CONSTRUCTION

5. 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) Site management and access, including the storage of plant and materials used in constructing the development;
- iii) Details of the excavation and construction of the basement;
- iv) Measures to ensure the stability of adjoining properties.

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

6. 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.

SUSTAINABILITY & ENERGY EFFICIENCY

7. The proposed dwelling shall not be occupied until it has been demonstrated that the development meets the Code for Sustainable Homes Level 4 or above.

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Reason: To promote sustainable development in accordance with UDP policy UD2 and London Plan policy 5.2.

PRIVACY

8. Final details of the privacy screens and louvers to be erected to the front and rear elevations shall be submitted to and approved in writing by the Local Planning Authority; thereafter installed before the dwelling hereby approved is first occupied in accordance with these details and maintained as such.

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

REASONS FOR APPROVAL:

The design, form and scale of the replacement building have been sensitively considered to reflect the design and detailing of other properties along Lansdowne Road, its relationship with neighbouring properties and the surrounding Conservation Area. The existing gaps with the neighbouring properties to either side will be retained and the layout and design of the replacement property will ensure that the privacy and amenity of neighbouring occupiers is not adversely affected. As such the proposal is considered to be in accordance with London Plan 2011 policies 3.5, 5.1, 5.2, 5.7 and 5.8, Haringey Unitary Development Plan 2006 policies UD3, UD4, CSV1 and CSV5 and Supplementary Planning Guidance SPG1a, SPG2 and the Council's 'Housing' Supplementary Planning Document.

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.

PC272. 19 LANSDOWNE ROAD N10 2AX

The Committee considered a report, previously circulated, on the application to grant Conservation Area Consent for the demolition of the existing property at 19 Lansdowne Road N10 2AX and erection of a new 3 storey dwelling. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant Conservation Area Consent subject to conditions.

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

RESOLVED

- That Conservation Area Consent be granted for application HGY/2012/2427 subject to 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.

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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 Vallance Road Conservation Area and subject to conditions, its 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'.

PC273. HIGHGATE JUNIOR SCHOOL BISHOPSWOOD ROAD N6

The Committee considered a report, previously circulated, on the application to grant planning permission for Highgate School, Bishopswood Road, N6. The application was for the demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Five Courts and the erection of a new Junior School building linked to the retained Ingleholme building which would require some external alterations. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and the completion of a s106 legal agreement. The Planning Officer gave a short presentation highlighting the key aspects of the report. The Committee's attention was also drawn to a tabled addendum to the report setting out a revised officer recommendation for permission to be conditional on the applicant submitting a unilateral undertaking to the Council by the 19 March 2013 in order to improve performance in determining major planning applications prior to the end of the municipal year.

The following points were raised in discussion of the application by the Committee:

- It was advised that although the Cholmeley House building was locally listed, officers were satisfied that the new modern, fit for purpose replacement building would have an overall positive effect on the Conservation Area through its high quality, contemporary design and finish.
- Although the school's playing fields and associated open spaces were designated as Metropolitan Open Land (MOL), which was subject to protection in terms of openness, the demolition of the Five Courts and Tuck Shop buildings would serve to open up MOL.
- Confirmation was provided that the application constituted a remodelling of the facilities onsite and that pupil intake would not increase as a direct result.
- It was noted that objections had been received from the Highgate Conservation Area Advisory Committee and two local residents.
- In response to questions raised during the consultation period regarding

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the impact of the application on traffic in the area, it was advised that the school would be required to produce a travel plan, which, inline with highway safety improvements also planned, aimed to achieve a reduction in the use of private cars on the site and the promotion of public transport as an alternative.

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

RESOLVED

- That permission be granted for application HGY/2012/2346 subject to conditions and conditional on the applicant submitting a unilateral undertaking to the satisfaction of the local planning authority no later than 19 March 2013.

CONDITIONS:

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

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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

Reason: In order to avoid doubt and in the interests of good planning.

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. No tree works other than those specified in the submitted Arboricultural Implications report 19 November 2012 and Landscape Specification October 2012 prepared by ACD shall be carried out and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

Reason: In order to safeguard the trees in the interest of visual amenity of the area in accordance with Policy OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan and Policy 7.21 'Trees and Woodlands' of the London Plan.

5. That where reasonably possible, not less than 20 percent (20%) of onsite workforce (excluding managers and supervisors) employed during the construction of the proposed development comprise of 'local residents'. In the event that achieving 20% proves impracticable for reasons notified in writing to and approved by the Council then another figure agreed by the relevant parties

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concerned (acting reasonably) may be acceptable. Note: 'Local' is defined as employees preferably within the Haringey confines, but where not practicable, will include North London Sub-Region. This is consistent with Construction Web's approach.

Reason: In order to provide employment opportunities for local residents in accordance with Policy G4 of the Haringey Unitary Development Plan and Policy 4.12 'Improving Opportunities for All' of the London Plan.

6. That where reasonably practicable not less than 10 percent (10%) of the onsite 'local' workforce (excluding managers and supervisors) employed during the construction of the proposed development comprise of trainees, but in the event that achieving 10% proves impracticable for reasons notified in writing to and approved by the Council then another figure agreed by the parties concerned acting reasonably may be acceptable. These trainees can be self employed or sourced from 'local' Small and Medium size Enterprise's. Note: The ten percent (10%) trainees is included in the 20 percent (20%) figure of 'local employees' and not the percentage of the workforce on-site as a whole.

Reason: In order to provide employment opportunities for local residents in accordance with Policy G4 of the Haringey Unitary Development Plan and Policy 4.12 'Improving Opportunities for All' of the London Plan.

7. The development shall not be occupied until a revised travel plan with measures aimed at achieving a reduction in the modal split of those travelling by car by at least 10% and up to 17.5% over the next five years has been submitted to and approved in writing by the Local Planning Authority. The travel plan shall be implemented in accordance with the approved details and thereafter retained with the developer required to submit annual travel plan updates for the next five years to the Local Planning Authority.

Reason: To minimise the traffic impact of this development on the adjoining roads, and to promote travel by sustainable modes of transport in accordance with Policy UD3 'General Principles' of the Haringey Unitary Development Plan and Policy 6.12 'Road Network Capacity' of the London Plan.

8. No development shall take place until a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP) has been submitted to and approved by the Local Planning Authority. The plans shall be implemented thereafter. The Plans shall provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Hampstead Lane, and Bishopswood Road is minimised. The plans should show how Construction vehicle movements have been 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 and highways network in accordance with Policy UD3 'General Principles' of the Haringey Unitary Development Plan and Policy 6.11 'Smoothing Traffic Flow and Tackling Congestion' of the London Plan.

9. No development shall take place until details of rainwater goods shall be submitted to and approved by the Local Planning Authority, implemented in accordance with the approved details and retained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the existing buildings and the local area and fulfil the requirements of Policies CSV1 and CVS5 of the Haringey Unitary Development Plan and Policy 7.8 'Heritage

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Assets and Archaeology' of the London Plan.

10. The removal of roof tiles, lead flashing and soffits from the Principal's House and Cholmeley House shall be completed by hand and should a bat or evidence of bats be found, a licensed bat worker shall be contacted for advice on its safe and proper removal.

Reason: In order to minimise the impact on biodiversity in compliance with Policy 7.19 'Biodiversity and access to nature' of the London Plan 2011 and Policy OS11 of the Haringey Unitary Development Plan 2006.

11. The removal of above ground vegetation shall be undertaken outside of the bird breeding season (March to August inclusive), or immediately following confirmation by a qualified ecologist that birds and their dependent young are not present.

Reason: In order to minimise the impact on biodiversity in compliance with Policy 7.19 'Biodiversity and access to nature' of the London Plan 2011 and Policy OS11 of the Haringey Unitary Development Plan 2006.

12. In respect of Cholmeley House, a historical report, copies of survey drawings and detailed photographs to comprise a new historic environment record shall be submitted to and approved in writing by the Local planning Authority. The photographic survey shall be as existing, externally and in context, with accompanying drawings and numbered key showing points from which the photos were taken. Any interior spaces of historic significance shall also be photographed. Once approved by the Local Planning Authority, this new historic environment record shall be deposited in the Borough's archives at Bruce Castle.

Reason: In order to preserve the architectural and historic interest of the Locally Listed Cholmeley House having regard to Policy CSV3 of the Haringey Unitary Development Plan and Policy 7.8 'Heritage Assets and Archaeology' of the London Plan.

13. 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 the impact on air quality in accordance with Policies ENV7 of the Haringey Unitary Development Plan and Policy 7.14 'Improving Air Quality' of the London Plan.

14. Prior to occupation of the development, evidence must be submitted to show that the combustion plant to be installed meets an emissions standard of 40mg/kWh. Where any installations e.g. Combined Heat and Power combustion plant does not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates shall be provided within six months of the occupation of the development.

Reason: To minimise the impact on Air Quality in accordance with Policy 7.14 'Improving Air Quality' of the London Plan

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15. The development hereby approved shall achieve a BREEAM rating of 'Very Good'.

Reason: In order to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime in accordance with Policy 5.3 of the London Plan.

INFORMATIVES:

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.

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.

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.

REASONS FOR APPROVAL

The reasons for the grant of approval 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 the improvement of educational facilities.

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

a) The Planning Application has been assessed against and is considered to be in general accordance with

- National Planning Policy Framework;

- London Plan Policies 3.18 'Education facilities', 5.2 'Minimising carbon dioxide emissions', 5.3 'Sustainable design and construction', 5.11 'Green roofs and development site environs', 5.21 'Contaminated Land', 6.1 'Integrating transport & development', 6.3 'Assessing effects of development on transport capacity', 6.4 'Enhancing London's transport connectivity', 6.5 'Funding Crossrail and other strategically important transport infrastructure', 6.11 'Smoothing traffic flow and tackling congestion', 6.12 'Road Network Capacity', 6.13 'Parking', 7.2 'Creating an inclusive environment', 7.3 'Designing out Crime', 7.4 'Local character', 7.5 'Public realm', 7.6 'Architecture', 7.8 'Heritage Assets and Archaeology', 7.21 'Trees and Woodlands', 8.3 'Community Infrastructure Levy'; and

- Haringey Unitary Development Plan (UDP) 2006 Policies 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',

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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', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV11 'Contaminated Land', ENV13 'Sustainable Waste Management', 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', OS2 'Metropolitan Open Land', OS5 'Development Adjacent to Open Spaces', OS12 'Biodiversity', CSV1 'Development in Conservation Areas', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV7 'Demolition in Conservation Areas' and CSV8 'Archaeology'.

PC274. HIGHGATE JUNIOR SCHOOL BISHOPSWOOD ROAD N6

The Committee considered a report, previously circulated, on the application for Conservation Area Consent for the demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Five Courts and the erection of a new Junior School building linked to the retained Ingleholme building which would also require external alterations. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant Conservation Area Consent subject to conditions. The Planning Officer gave a short presentation highlighting the key aspects of the report.

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

RESOLVED

- That Conservation Area Consent be granted for application HGY/2012/2347 subject to conditions.

CONDITIONS:

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

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

2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been granted for the redevelopment for which planning permission HGY/2012/2346.

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

INFORMATIVES:

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.

REASONS FOR APPROVAL

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The reasons for the grant of consent are as follows:

a) It is considered that the principle of this demolition is supported by national, regional and local planning policies as it the harm from demolition is outweighed by the public benefits of the replacement development.

b) The replacement development is considered to be suitably designed in respect of its surroundings, its impact on neighbouring properties, the conservation area and environmental site constraints.

a) The application for Conservation Area Consent has been assessed against and is considered to be in general accordance with

- National Planning Policy Framework;
- London Plan Policies 7.2 'Creating an inclusive environment', 7.3 'Designing out Crime', 7.4 'Local character', 7.5 'Public realm', 7.6 'Architecture', 7.8 'Heritage Assets and Archaeology'; and
- Haringey Unitary Development Plan (UDP) 2006, G2 'Development and Urban Design', G10 'Conservation', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV7 'Demolition in Conservation Areas' and CSV8 'Archaeology'.

PC275. HIGHGATE SCHOOL SENIOR FIELD HAMPSTEAD LANE N6

The Committee considered a report, previously circulated, on the application for the installation of temporary Junior School accommodation (expiring 31 January 2016) with associated landscaping. The open space would be reinstated following the completion of construction on the new permanent junior school on the site. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and the completion of a s106 legal agreement. The Planning Officer gave a short presentation highlighting the key aspects of the report. Confirmation was provided that the temporary school would be located on MOL but officers considered that as the pre-fabricated building would be temporary and sensitive in design, it would not cause long term harm.

The Committee sought further clarification on archaeological issues with the temporary site, particularly with the desktop assessment identifying an earth bank. It was advised that a condition had been added requiring the applicant to undertake an onsite archaeological investigation prior to the development commencing. It was noted that the Highgate Society had put forward a request for the opportunity to look at the earth bank prior to the installation of the temporary building. The Committee agreed to add this as an informative.

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

RESOLVED

- That permission be granted for application HGY/2012/2446 be approved subject to conditions, the completion of a s106 legal agreement and the inclusion of the above informative following the request from the Highgate

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Society.

CONDITIONS:

1. This permission shall be for a limited period expiring on 31/01/2016 when the building hereby approved shall be removed and the land reinstated.

Reason: The building, because of its design, size, materials and/or siting, is not considered suitable for permanent retention.

2. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The submitted samples should demonstrate that the exterior of the staircores will be finished in grey to harmonise with the external appearance of the classroom buildings.

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.

3. No development shall take place until a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP) has been submitted to and approved by the Local Planning Authority. The plans shall be implemented thereafter. The Plans shall provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Hampstead Lane, and Bishopswood Road is minimised. The plans should show how Construction vehicle movements have been 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 and highways network in accordance with Policy UD3 'General Principles' of the Haringey Unitary Development Plan and Policy 6.11 'Smoothing Traffic Flow and Tackling Congestion' of the London Plan.

4. No development shall take until a programme of soft and hard landscaping has been submitted and approved in writing by the local planning authority. The development shall be implemented in accord with these details. Soft landscape works shall include (planting plans, written specifications - including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, and implementation programme and thereafter retained until this temporary permission expires, when the landscaping shall be removed and the land reinstated.

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

5. Details of a programme of onsite archaeological investigation shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced.

Reason: To provide an opportunity for the recording of archaeological evidence and further research and in accordance with Policy CSV8 of the Haringey UDP and 7.8 'Heritage assets and archaeology' of the London Plan.

INFORMATIVES:

The application will require a temporary amendment to the existing access onto Hampstead Lane. The necessary works to amend the access are to be carried

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out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

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 approval 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 the improvement of educational facilities.

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

a) The Planning Application has been assessed against and is considered to be in general accordance with

- National Planning Policy Framework;
- London Plan Policies 3.18 'Education facilities', 5.3 'Sustainable design and construction', 5.21 'Contaminated Land', 6.1 'Integrating transport & development', 6.3 'Assessing effects of development on transport capacity', 6.4 'Enhancing London's transport connectivity', 6.5 'Funding Crossrail and other strategically important transport infrastructure', 6.11 'Smoothing traffic flow and tackling congestion', 6.12 'Road Network Capacity', 6.13 'Parking', 7.2 'Creating an inclusive environment', 7.3 'Designing out Crime', 7.4 'Local character', 7.5 'Public realm', 7.6 'Architecture', 7.8 'Heritage Assets and Archaeology', 7.21 'Trees and Woodlands', 8.3 'Community Infrastructure Levy'; and
- Haringey Unitary Development Plan (UDP) 2006 Policies 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', 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', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV11 'Contaminated Land', ENV13 'Sustainable Waste Management', 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', OS2 'Metropolitan Open Land', OS5 'Development Adjacent to Open Spaces', OS12 'Biodiversity', CSV1 'Development in Conservation Areas', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV7 'Demolition in Conservation Areas' and CSV8 'Archaeology'.

PC276. THE SPRING TAVERN 133 BOUNDS GREEN ROAD N11 2PP

The Committee considered a report, previously circulated, on the application to grant planning permission for Spring Tavern, 133 Bounds Green Road, N11 2PP for the erection of a three storey extension and conversion to eight self contained flats. The report set out details of the proposal, the site and surroundings,

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planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and a s106 agreement. The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Committee's attention was drawn to a tabled addendum to the report providing details of a consultation response submitted by Bounds Green School setting out concerns regarding road safety from construction traffic. In light of this, an additional condition had been proposed requiring the applicant to submit a Construction Management Plan for approval by the Council. In light of the concerns expressed by the Headteacher, the Committee also agreed to add an informative for the applicant to consult with the school in the drafting of the Construction Management Plan.

It was also requested that Ward Councillors had input into the determination of pedestrian improvement works to be made to the surrounding area of the site and which would be contributed to by the developer. To this end, it was agreed that the relevant precondition be strengthened to require consultation with local ward Councillors.

The Committee recognised the potential sensitivity of the relationship between the public house and proposed residential accommodation and the measures proposed to mitigate this as far as possible including removal of the beer garden and other noise attenuation measures. It was however agreed that the associated condition imposed relating to noise did not go far enough and should be strengthened to cover the future management of other potential environmental issues from the pub including odour, waste management etc.

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

RESOLVED

- That, subject to officers strengthening the condition relating to noise attenuation to include other potential environmental issues; adding a condition to require the applicant to consult with local ward Councillors in determining pedestrian improvement works in the locality and adding an informative for the applicant to consult with the school in the drafting of the Construction Management Plan, application HGY/2012/2343 be granted permission subject to conditions and a s106 legal agreement.

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 Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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

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Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the description of the materials in the application, no development shall take place until precise details of the materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

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

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours, means of enclosure and pedestrian access and circulation areas, hard surfacing materials and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting etc.) and thereafter retained in perpetuity.

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.

5. No development shall take place until full details of noise attenuation measures between the Public House, function room and the residential accommodation is submitted to and approved in writing by the local planning authority and thereafter retained.

Reason: In order to protect residential amenity.

6. The residents of the flats hereby permitted shall not be eligible to use any controlled car parking zone in the Borough of Haringey.

Reason: In order to promote lower car usage and sustainable transport consistent with Policy M9 of the Haringey Unitary Development Plan.

REASONS FOR APPROVAL:

The development makes optimal use of a site in an urban context. The development

is broadly consistent with development policy and sensitively addresses the relationship between different land uses. The Council and applicant have discussed revisions to this proposal to ensure the living conditions of residents above the public house are protected and provide opportunities for additional garden space for residents.

PC277. CLEOPATRA HOUSE PEMBROKE ROAD N8 7RQ

The Committee considered a report, previously circulated, on the application to grant planning permission for Cleopatra House, Pembroke Road, N8 7RQ for the demolition of a derelict warehouse and erection of a replacement residential building with basement car park. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and a s106 agreement. The Planning Officer gave a short presentation highlighting the key aspects of the report.

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The Committee's attention was drawn to the outcome of the most recent planning appeal on the development, which was dismissed on the grounds that the previous application to create a car free development did not meet the detailed criteria of UDP policy. The applicant had subsequently addressed this issue in the current version of the application before the Committee through the inclusion of car parking provision for the development in a ground floor basement.

A local resident, Mr Bradley, addressed the Committee in objection to the application and made the following comments:

- That the scheme constituted over development of the site
- The impact of the scheme on trees to the rear of the site and which were closer to the building than indicated on the plan, were of concern, with the potential for damage to be caused to its roots and/or canopy.
- The potential for the development to exacerbate parking issues in the area arising from concerns that residents would not in practice use the basement car park instead parking on the street.

The applicant's agent, Ms Altaras, addressed the Committee in support of the application and made the following comments:

- That a full arboricultural survey had been undertaken and the Council's tree officer consulted, neither of which had identified any issues.
- The basement car park solution had been recommended by the Council's Transport Officer and had been developed with input from a transport consultant. Provision of a security gate and car lift aimed to encourage residents to utilise the facility. In response to a question, it was confirmed that at least one of the spaces would be suitable for disabled use and that space would also be provided within the basement for bike storage.
- In response to a question from the Committee, it was confirmed that the boundary railings to the site would, wherever possible, be retained or replaced with a matching design.

In light of the concerns raised regarding the potential for damage to adjacent trees and the lack of submission of a detailed arboricultural report, it was advised, should permission be granted, that a condition be added requiring the applicant to undertake an impact assessment on the trees to the adjacent site and for any necessary remedial work to be approved by the Council before construction commenced.

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

RESOLVED

- That, subject to inclusion of an additional condition relating to tree management, application HGY/2012/2365 be approved subject to the following conditions and to a s106 legal agreement:

Conditions

1. 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.

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Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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

Reason: In order to avoid doubt and in the interests of good planning.

3. SUSTAINABILITY & ENERGY EFFICIENCY The proposed dwellings hereby approved shall not be occupied until it has been demonstrated to the local planning authority that the development meets the Code for Sustainable Homes Level 4 or above.

Reason: To promote sustainable development in accordance with UDP policy UD2 and London Plan policy 5.2.

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

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

5. DEVELOPMENT SAMPLES TO BE SUBMITTED 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.

6. DETAILS STORAGE/COLLECTION Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality in compliance with Policy UD3 'General Principles' of the Haringey Unitary Development Plan.

7. LIFETIME HOMES The development hereby approved shall be carried in accordance with Lifetime Homes standards.

Reason: To provide housing for the broadest range of households and In order to comply with Policy 3.8 of the London Plan.

REASONS FOR APPROVAL

The proposal is broadly consistent with the development plan. In this case significant weight has been given to a recent appeal decision. The current scheme addresses a shortcoming in that Inspector's decision.

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PC278.	DATE OF NEXT MEETING The next meeting was scheduled for 11 March.
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COUNCILLOR ALI DEMIRCI

Chair

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