



Haringey Council

Planning Sub Committee

MONDAY, 18TH FEBRUARY, 2013 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 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. PLANNING APPLICATIONS (PAGES 1 - 2)

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.

6. 19 LANSDOWNE ROAD N10 2AX (PAGES 3 - 28)

Demolition of existing property and erection of new three storey dwelling with rooms at basement level.

RECOMMENDATION: grant permission subject to conditions.

7. 19 LANSDOWNE ROAD N10 2AX (PAGES 29 - 34)

Conservation Area Consent for demolition of existing property and erection of new 3 storey dwelling with rooms at basement level. (Amended Plans)

RECOMMENDATION: grant conservation area consent.

- 8. HIGHGATE JUNIOR SCHOOL BISHOPSWOOD ROAD N6 (PAGES 35 - 72)**
Demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts and erection of a new part 2 storey, part 3 storey Junior School building with link attachments to retained Ingleholme Building. External alterations to retained Ingleholme Building.
- RECOMMENDATION: grant permission subject to conditions and the completion of a s106 legal agreement
- 9. HIGHGATE JUNIOR SCHOOL BISHOPSWOOD ROAD N6 (PAGES 73 - 98)**
Conservation Area Consent for demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts and erection of a new part 2 storey, part 3 storey Junior School building with link attachments to retained Ingleholme Building. External alterations to retained Ingleholme Building.
- RECOMMENDATION: grant conservation area consent subject to conditions
- 10. HIGHGATE SCHOOL SENIOR FIELD HAMPSTEAD LANE N6 (PAGES 99 - 124)**
Installation of temporary Junior School accommodation (expiring 31 January 2016) with associated landscaping and subsequent reinstatement of open space.
- RECOMMENDATION: grant permission subject to conditions and the completion of a s106 legal agreement
- 11. THE SPRING TAVERN 133 BOUNDS GREEN ROAD N11 2PP (PAGES 125 - 136)**
Erection of 3 storey extension with a mansard roof extension and conversion of building into 8 self contained flats, including the relocation of the function room, new kitchen, relocation of the toilets and the provision of a bin and cycle store.
- RECOMMENDATION: grant permission subject to conditions and subject to s106 Legal Agreement.
- 12. CLEOPATRA HOUSE PEMBROKE ROAD N8 7RQ (PAGES 137 - 158)**
Demolition of existing derelict warehouse and erection of part 3 part 4 storey building incorporating five 1 bed, two 2 bed and one 3 bed dwellings with basement for 5 car park spaces.
- RECOMMENDATION: grant permission subject to conditions and subject to s106 Legal Agreement

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

14. DATE OF NEXT MEETING

11 March 2013

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Friday, 08 February 2013



Haringey Council

Report for:	Planning Committee	Item Number:	
Title:	Planning applications reports for determination		
Report Authorised by:	 Marc Dorfman Assistant Director Planning, Regeneration and Economy		
Lead Officer:	Ahmet Altinsoy – Development Management Support Team Leader 020 8489 5114 Ahmet.Altinsoy@haringey.gov.uk		
Ward(s) affected:	All		

1. Describe the issue under consideration

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

2. Recommendations

See following reports.

3. Background information

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.

4. Local Government (Access to Information) Act 1985

Planning staff and application case files are located at 6th 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. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

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

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Planning Sub Committee 18 February 2013

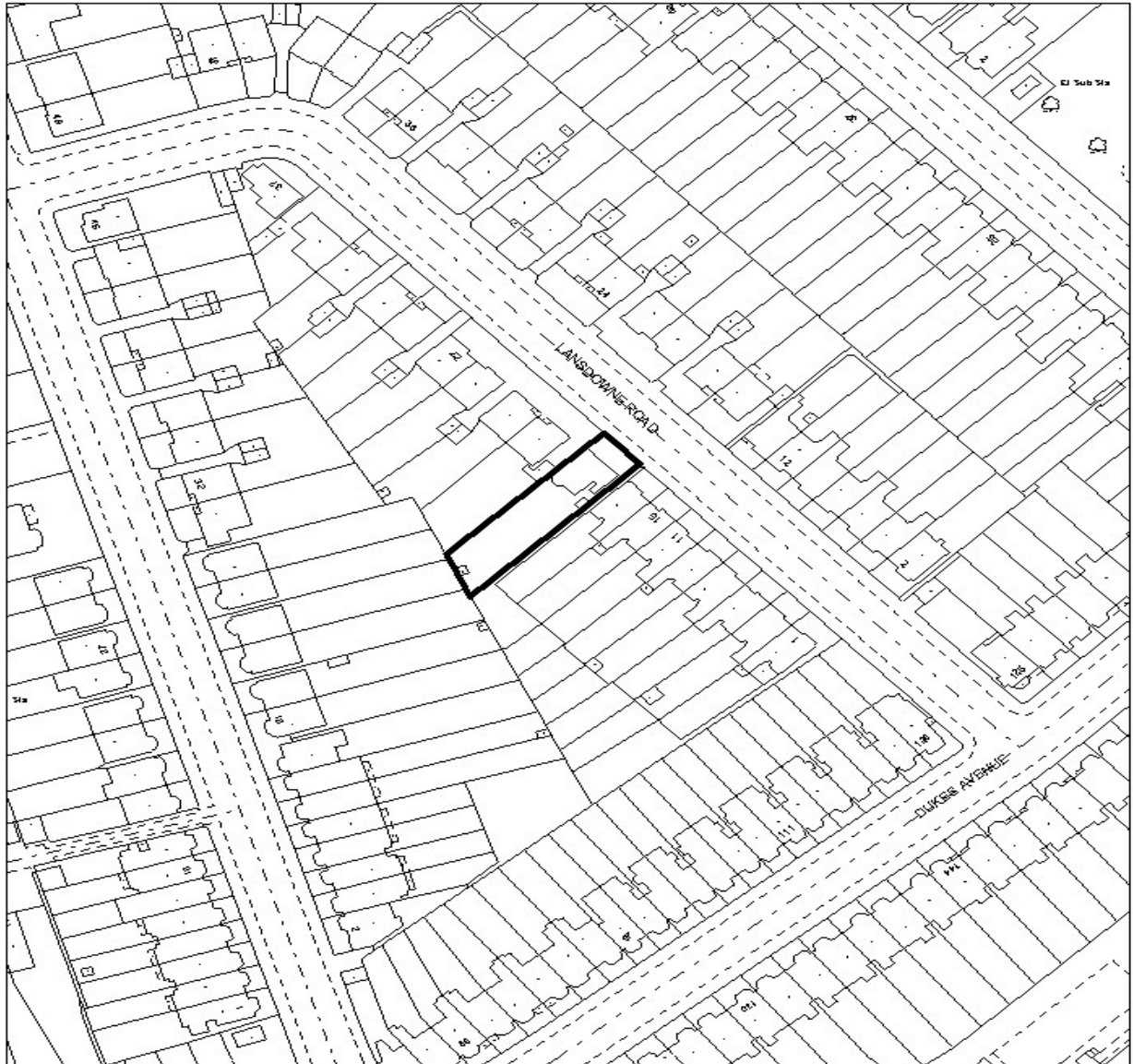
Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2012/2426	Ward: Alexandra
Address: 19 Lansdowne Road N10 2AX	
Proposal: Demolition of existing property and erection of new three storey dwelling with rooms at basement level	
Existing Use: Residential	Proposed Use: Residential
Applicant: Mr & Mrs N Young	
Ownership: Private	
Date received: 19/12/2012 Last amended date: NA	
Drawing number of plans: P052-200, 201, 202, 203, 204, 205, 206, 207, 222, 223, 224, 225 & 226.	
Case Officer Contact: Matthew Gunning/ Amanda Wilson	
PLANNING DESIGNATIONS: Conservation Area, Road Network: B Road	
RECOMMENDATION GRANT PERMISSION subject to conditions	
<p>SUMMARY OF REPORT:</p> <p>The proposal seeks planning permission for the demolition of the existing property and the erection of new three storey dwelling with rooms at basement level. The design, form and scale of the replacement dwelling have been sensitively considered to reflect the design and detailing of the other properties along Lansdowne Road. Compared to the other buildings within the local area, the existing building at 19 Lansdowne Road has been altered. It is considered that not only is this building intrinsically unremarkable but because of its altered and extended state, the existing building does not make a positive contribution to the character and appearance of the conservation area. The proposal is considered to be in accordance with National, London and adopted Haringey Unitary Development Plan policies and adopted Supplementary Guidance and Documents.</p>	

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1.0 SITE PLAN



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Site plan

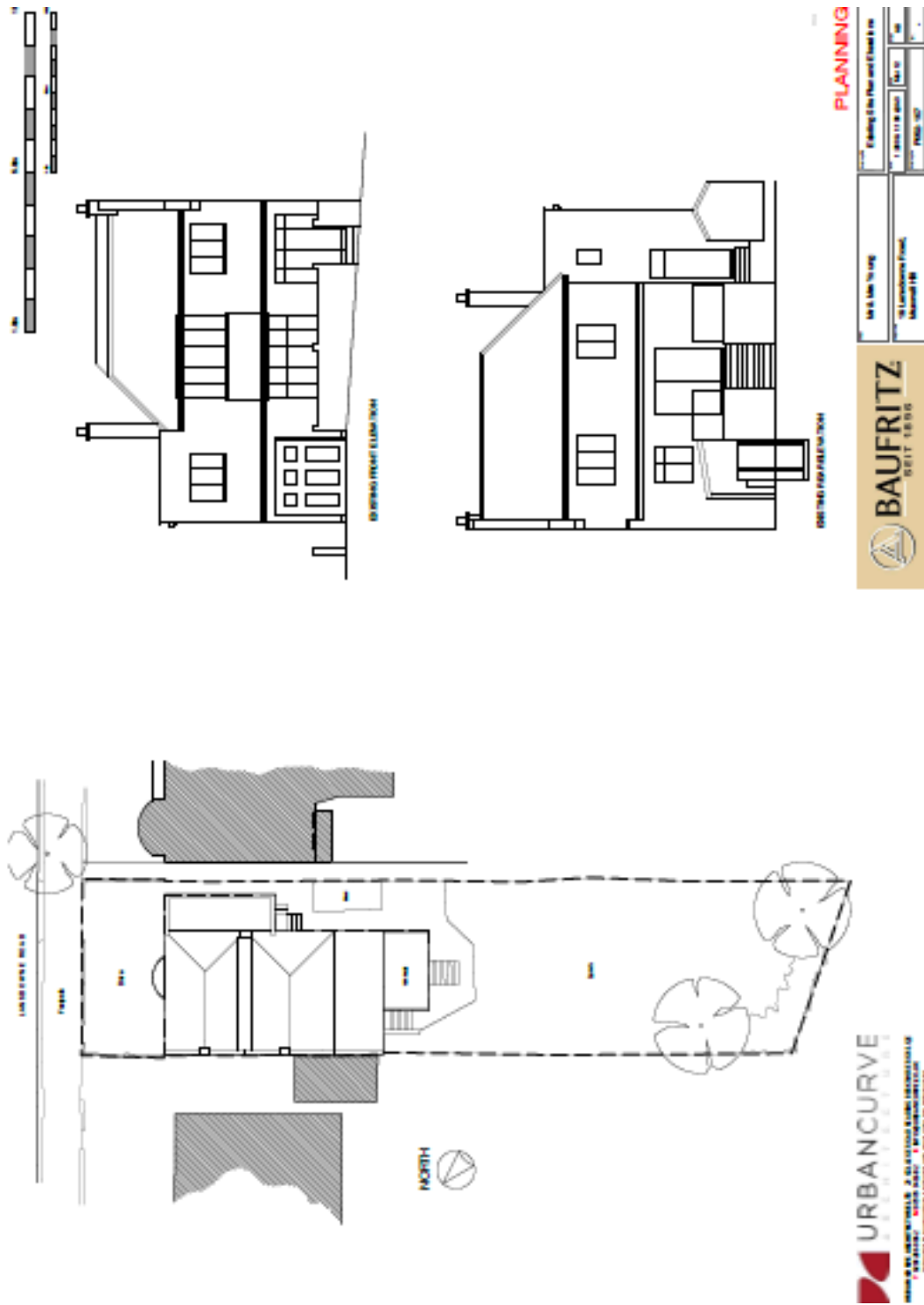
19 Lansdowne Road N10

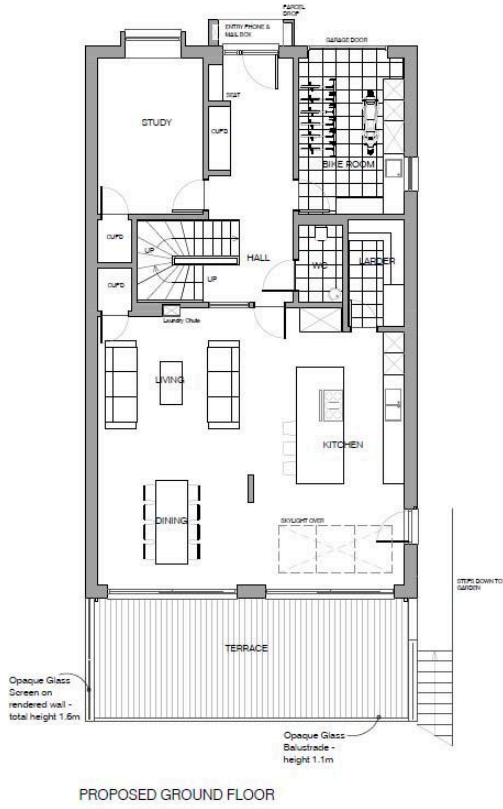
**Directorate of
Urban
Environment**

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

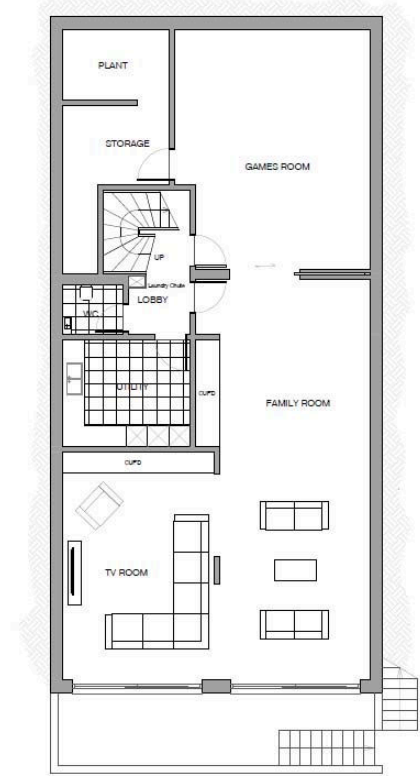
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	Date	26/09/2012

2.0 DRAWINGS





PROPOSED GROUND FLOOR

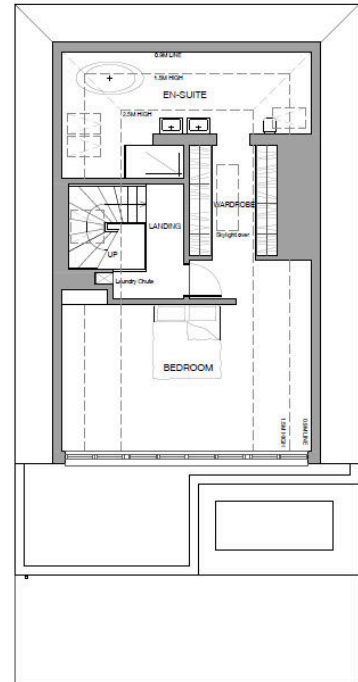


PROPOSED BASEMENT

Proposed Floor Plans



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



EXISTING STREET SCENE (North East)



PROPOSED STREET SCENE (North East)

Existing and proposed street scene views



EXISTING REAR STREET SCENE (South West)



PROPOSED REAR STREET SCENE (South West)



Existing Front & Rear Elevation

3.0 SITE AND SURROUNDINGS

3.1 The application site is located on the western side of Lansdowne Road, a residential road which consists of a variety of architectural styles. The property is unique in that it is a detached house on a road that otherwise consists of terrace and detached properties. To the south east of the site are terraced dwellings that fall within the Muswell Hill Conservation Area. These dwellings are relatively uniform in character, comprising of red brick with rough-cast rendered upper floors, tiled roofs with decorative ridges and gable ends with half timber details. The dwellings extending to the North West on either side of Lansdowne Road are predominantly semi-detached in character and fall, as does the application site, within the Vallance Road Conservation Area. There is currently no adopted character appraisal for the Vallance Road Conservation Area.

4.0 PLANNING HISTORY

4.1 Planning Application History

In 1994, a proposal for the erection of first floor rear extension was refused reference HGY/1994/0704.

In 1981, planning permission was granted for the erection of ground floor extension reference HGY/1981/0731.

In 1980, planning permission was granted for the erection of rear ground floor extension consisting of part living room and part morning room.

In April 2012, the applicant applied for both planning permission and conservation area consent for demolition of the existing dwelling and construction of a new three storey plus basement dwelling. No decision was made with regard to these applications. The applicant has since lodged an appeal for non-determination which is currently being considered by the Planning Inspectorate. In December 2012, the applicant then lodged another scheme (the current application) to address concerns raised by Officers.

4.2 Planning Enforcement History

There is no planning enforcement history pertaining to the subject site.

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy

National Planning Policy Framework (2012). 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).

5.2 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

5.3 Haringey Unitary Development Plan (2006)

G1 Environment

G2 Development and Urban Design

UD3 General Principles

UD4 Quality Design

HG3 Protecting Existing Housing

G10 Conservation

CSV1 Development in Conservation Areas

CSV5 Alteration and Extensions in Conservation Areas

CSV7 Demolition in Conservation Areas

UD2 Sustainable Design & Construction

UD7 Waste Storage

HSG1 New Housing Development

HSG7 Housing for Special Needs

5.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance

SPG2 Conservation & Archaeology'

SPD Housing

5.5 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

5.6 Others

Draft Sustainable Design and Construction SPD (October 2010)

Muswell Hill Conservation Area Appraisal - 11th February 2008

'Building for Life' 2012

Haringey 'Basement Development Guidance Note' July 2012

6.0 CONSULTATION & RESPONSES

Internal	External
Ward Councillors Transportation Group Conservation Building Control	<u>Amenity Groups</u> Muswell Hill CAAC Fortis Green CAAC Rookfield CAAC Resident Association <u>Local Residents</u> See appendix 2 for full list

A list of parties from which responses were received are outlined in Appendix 17.0.

6.1 Responses

LBH Conservation Officer

Proposal: Demolition of existing property and erection of new three-storey dwelling with rooms at basement level.

Designation: Vallance Road conservation area

Conservation comments:

1. The design for the new house has gone through many changes over an extended period. My comments relate to the street elevation only: as before, comments on the side and rear elevation and rear setting are to be made by Development Management. The proportions and detailing have been altered and improved to a point when the current proposals can be considered acceptable. The new dwelling will blend in better with the streetscene than formerly proposed and will make a neutral contribution to the character and appearance of the conservation area. No objections to proposed materials.

2. It would be preferable to include more planting to the front setting, including side borders, in addition to the proposed front border, to create a softer green setting (optional).

Recommendation: Approve, subject to conditions. Design detailing and materials should all be high quality, to ensure a successful new build.

1. Rooflights to be conservation style, flush with the roofslope, with thin black metal frames and a central vertical bar.

2. Samples of painted render, clay tile and block paving to be provided (planning officer to inspect and comment)

Muswell Hill and Fortis Green Association

Submission: Objection

Comments: This objection is submitted on behalf of the Committee of the Muswell Hill and Fortis Green Association.

The Association continues to be concerned at the design of the new house. In particular the rear elevation which has a much larger area of glazing than the current house or neighbouring properties.

6.2 The matters raised by the responses objecting to the proposal can be grouped into the following categories:

- Size and scale of the proposal is too large
- Existing building could be restored/ has visual merit
- Position of the building
- Impacts upon neighbouring properties arising from a basement development/ subsidence
- Loss of light/ privacy/ noise impacts on neighbouring properties
- Materials and design is inconsistent with other houses in the Conservation Area and could set a precedent/ too much glazing
- Form and design does not enhance the Conservation Area
- View of proposal from surrounding area
- Safety risks associated with a high boundary wall
- Carbon footprint for removing the existing building and constructing the new building is large
- Application should be considered by the Development Management Forum
- Removal of existing building would impair architectural integrity of lower section of Lansdowne Road
- Drainage Issues/ Flooding
- Timing of the submission of applications

The matters raised by the responses in support of the proposal can be grouped into the following categories:

- Proposed development would enhance this area of Lansdowne Road/ Interesting addition to the local environment
- Current building is in a poor state/ doesn't deserve protection
- Design is sustainable with environmental credentials
- New front elevation is more in-keeping with adjacent house than existing
- Basement doesn't affect street scene
- Privacy has been secured
- Adheres to planning laws
- Conservation Area should not mean no change or progress
- Other houses have undertaken rear extensions altering the character of houses
- New building will have a neutral contribution to conservation area

7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

7.1 This scheme is for the demolition of the existing dwelling and the erection of a new three storey dwelling with rooms at basement level. The scheme has been amended from that previously submitted, in order to relate better to the

streetscene and the character of the area. These changes relate to the front elevation and roof form. The roof form of the replacement dwelling now incorporates a pitched roof with projecting eaves.

7.2 The material planning considerations in respect of the application are considered to be:

- Design, form and appearance of the replacement building;
- Impact on streetscene/ character & appearance of the Conservation Area;
- Impact on the privacy and amenity of adjoining/neighbouring properties;
- Sustainability & energy efficiency;
- Basement development/drainage and flooding issues.

Design, form and appearance of the replacement building

7.3 UDP Policies UD3 and UD4 of the Haringey Unitary Development Plan seek to ensure that proposals compliment the character of the local area and are of a nature and scale that is sensitive to the surrounding area and of a high design quality. Furthermore, it is stated that the spatial and visual character of the development site and the surrounding streetscene should be taken into account and attention should be given to the building lines, form, rhythm and massing, height and scale and fenestration.

7.4 Policy 3.5 'Quality and Design of Housing Development' of the London Plan states that design of all new housing development should enhance the quality of local places, taking into account physical context and local character. Policy 7.4 'Local Character' states that development should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets and is informed by the surrounding historic environment. Policy 7.6 'Architecture' requires buildings to comprise details and materials that complement local character and provide high quality indoor and outdoor spaces that integrate well with surrounding streets and open spaces, optimising the potential of sites.

7.5 The size and scale of the proposed replacement house has been designed sensitively in relation to the footprint of the existing house, the plot size and pattern of development in the immediate vicinity of the site. The applicant has submitted a drawing which shows the footprint and profile of the existing building compared to the proposed building. This drawing demonstrates that the new building foot print and profile will not be significantly larger than that of the existing dwelling. When viewed from Lansdowne Road, the new dwelling will have the appearance of a two storey house with a pitched roof. A basement floor will be created beneath the footprint of the dwelling which will provide a games room, family room and ancillary storage. It should be noted that the existing dwelling has a lower ground/ basement floor. The difference in topography between the front and back of the property results in exposed windows along the rear (south west) facing elevation.

- 7.6 The proposed new building will have a simple form and appearance. The walls will comprise white render to reflect the character of the existing dwelling and the character and appearance of the surrounding area. Louvered screens are proposed for the rear 1st floor and 2nd floor windows. These will provide shading and address overlooking and privacy issues in addition to giving visual interest. The front windows will comprise triple glazed powder coated aluminium. The window detail and profile although of a more contemporary approach are considered acceptable for a modern building of its time and will not detract from the character of the surrounding environment.
- 7.7 Given the quality of the existing building on site and its setting within the street, a replacement dwelling of more modern design with the choice of materials proposed is considered appropriate. The design of the new building is still sympathetic to its context and applies appropriate materials sensitive to the locality. As such the proposal is consistent with the requirements of the London and local planning policy.

Impact on street scene and appearance of the Conservation Area

- 7.8 As the application site is located within a Conservation Area, Haringey UDP policies CSV1 and CSV7 apply. Haringey's draft SPG2 'Conservation and Archaeology' sets a series of recommended criteria which are valid guidance for assessing whether demolition of buildings in Conservation Areas will be permitted. Policy 7.8 'Heritage Assists and Archaeology' of the London Plan states that development proposals affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.
- 7.9 Planning policy and 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 the existing building.
- 7.10 As noted above the application site falls within 'Vallance Road Conservation Area', which was designated on 11th October in 2008. There is no adopted character appraisal for this conservation area, however the following justification for designation was given in 2008:
- "The houses in this area were built in a wave of development of the Muswell Hill area between 1909 and 1914, predominantly containing fine examples of Arts and Crafts inspired houses of conservation area quality. Based on its predominantly Arts and Crafts style and distinct character the area was considered to be of suitable, but independent, conservation area quality to the adjoining Muswell Hill Conservation Area and Alexandra Palace and Park Conservation Area and should, therefore, be designated as a new conservation area".
- 7.11 The application site is located next to the boundary of the Muswell Hill Conservation Area, which was first designated on 1st March 1974. The

conservation area was extended in 1991 to include several roads towards the north east and west that reinforce the Edwardian character of the core area.

- 7.12 No's 1 to 15 (odd) and Nos. 2 to 14 (even) Lansdowne Road fall within the Muswell Hill Conservation Area and form two consistent terraces at the southern end of this road. These two storey terraces are built in red brick, have rough-cast rendered upper floors, tiled roofs with decorative ridge tiles and gable ends with half-timber details. The repeated forms of the gables above the wide bays, the lean-to porches and the oriel windows above the doors give uniformity to the frontage that is repeated at roof level in the pattern of upstands and chimney stacks. The properties on the east side of the road are elevated in relation to the street and as a consequence appear taller. The original front boundary walls are largely intact and are a further unifying element in the street.
- 7.13 While there is a degree of uniformity along this road, the application property is firstly unique in terms of it being a detached house of individual design. The dwelling is white rendered with a gable end on its North West elevation and a flat roof two storey element on its south eastern side. The existing dwelling is unbalanced in appearance and is not characteristic of the surrounding area.
- 7.14 While the existing property has a domestic character and is reflective of the "Arts and Crafts" style of houses in the conservation area, No 19 has been altered and is of a plain appearance. It is considered that not only is this intrinsically unremarkable in appearance but given its altered and extended state, it does not make a positive contribution to the character and appearance of the conservation area.
- 7.15 The assessment of whether a building makes a positive contribution to the special architectural/historic interest of a Conservation Area is based on appendix 2 of 'Guidance on Conservation Area Appraisals; English Heritage' February 2006. No. 19 Lansdowne Road is not considered to make a positive contribution to the special architectural/historic interest of the Conservation Area and as such the principle of demolition and replacement is valid. The Conservation Officer has not raised objections with regard to demolition of the existing building and considers that the replacement building would make a neutral contribution to the surrounding Conservation Area.
- 7.16 The design of the proposed new building is considered to be sympathetic and sensitive to this part of the street and the Conservation Area. While it is recognised that the building is of a more contemporary design, the replacement building is considered to be of a high quality design that will respect the character of the conservation area in terms of building form and materials. As a general principle, and even within conservation areas, new buildings are not expected to directly imitate earlier styles, but rather be designed with respect for their context. As noted above the design and appearance of the building has changed from that previously submitted to incorporate a more traditional roof form.

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

Impact on privacy and amenity of adjoining/ neighbouring properties

- 7.18 The Local Planning Authority expects new development to maintain the level of privacy enjoyed by adjoining properties and not to create problems of overlooking. While the new house will project further back into the site compared to the existing house, it is considered that given the plot width, the gaps that will remain between the replacement building and neighbouring properties, the proposal will not give rise to loss of sunlight, daylight, outlook or loss of privacy to neighbouring occupiers.
- 7.19 The building has been pulled back at first floor level on the side closest to No 17 in order to ensure that a 45 degree line taken from the centre of the closest first floor window to No 17 will not be breached.
- 7.20 In terms of the new rear elevation the building will not adversely affect the privacy and amenity of adjoining occupiers for two main reasons; firstly, the proposed ground floor terrace will be lower than the existing and secondly privacy panes will be provided to the side walls of the ground floor terrace and the rear balustrading will comprise obscure glazing.
- 7.21 Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers are not adversely affected. As such the proposal is considered to be in accordance with sections 8.20-8.27 of the Housing SPD and thus Haringey UDP policy UD3.

Sustainability & Energy Efficiency/ Carbon footprint

- 7.22 The Design and Access Statement states that the proposed dwelling will be constructed using the German Baufriz construction system, which is an eco friendly, low energy house standard that requires only 20% of the energy for space heating compared to a traditional brick built house. The LPA is supportive of such a proposal as it will provide a carbon positive energy efficient home, in excess of Code 4 and 5 (Code for Sustainable Homes). A condition will be imposed should consent be granted in order to secure this environmental outcome.
- 7.23 The proposal will also incorporate the use of solar water heating, mechanical ventilation with heat recovery and a high efficiency gas boiler when combined with wall thermal insulation values that are approximately twice the current UK standard as well as triple glazed windows.

- 7.24 A system of rainwater harvesting, storage and filtration will allow recycling for secondary domestic uses, thereby significantly lessening the demand of the dwelling for drinking-quality water.
- 7.25 Many of the comments state that renovation of the existing dwelling as opposed to demolition would be more sustainable and energy efficient. Haringey UDP policy UD2 does make reference to reuse and refurbishment vs new build. However as the proposal has been designed giving detailed consideration to energy efficient materials and processes, the principle of demolition and rebuild in this instance is in accordance with policy UD2.

Basement development/drainage issues/flooding

- 7.26 Bearing in mind the existing footprint of the house, the existing lower ground/ basement floor and difference in ground levels between the front and back of the site, the construction and the associated basement floor is not anticipated to present any unusual challenges or risks.
- 7.27 Geological Survey maps for the area indicate that the site should be underlain by London Clay. The proposed development is unlikely to affect ground water table or drainage in the area.
- 7.28 The structural integrity of the proposed basement will need to satisfy the modern day building regulations and separate permission would be required under the Building Regulations. The proposed development would also be subject to party wall agreements with both adjoining neighbours. However in order for any associated impacts to be fully understood, a condition will be imposed requesting that a suitably qualified chartered engineer inspect and monitor the basement element of the proposed works. In addition, a construction management plan would also be required.

Other Considerations

- 7.29 Other issues raised by objections which are not considered above or to be material planning considerations are outlined and discussed below:
- Loss of view
 - Timing of applications
 - Decision on the application should be made by the Development Forum
- 7.30 Impacts upon the views of neighbouring properties as a result of the proposed development are not a material planning consideration, as there is no legal right to a view. However often associated with loss of view are other affects arising from a development which do constitute material planning considerations; namely impact on outlook, overshadowing, overlooking, overbearing impact, which collectively can be called 'residential amenity'. As stated previously in this report, the proposed scheme would not generate adverse effects upon the residential amenity of neighbouring properties.

7.31 The Local Planning Authority cannot control the timing of when an applicant submits an application, nor can it remove the right of any party to make a planning application.

7.32 The scheme is being considered by the Planning Sub-Committee. Development Management Forums are not decision making meetings.

8.0 CIL APPLICABLE

8.1 The proposal will not be liable for the Mayor of London's CIL as the additional floor space will not exceed 100m².

9.0 HUMAN RIGHTS

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

10.0 EQUALITIES

10.1 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.

11.0 SUMMARY AND CONCLUSION

11.1 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. Given the above this report recommends that planning permission be GRANTED.

11.2 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. Given the above this report recommends that planning permission be GRANTED.

12.0 RECOMMENDATIONS

GRANT PERMISSION 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 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.

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. Given the above this report recommends that planning permission be GRANTED.

Appendix: 1. Responses were received from the following residents/ groups

18 Grove Avenue (Support)
30 Grove Avenue (Support)
17 Lansdowne Road (Objection)
8 Lansdowne Road (Objection)
14 Grove Avenue (Objection)
21 Lansdowne Road (Objection)
26 Lansdowne Road (Objection)
10 Lansdowne Road (Objection)
7 Lansdowne Road (Support)
27 Lansdowne Road (Objection)
5 Lansdowne Road (Objection)
60 Dukes Avenue (Objection)
20 Grove Avenue (Objection)
15 Lansdowne Road (Objection)
106C Cokney Hatch Lane (Support)
20 Lansdowne Road (Support)
18 Lansdowne Road (Support)
30 Lansdowne Road (Support)
19 Lansdowne Road (Support)
34 Lansdowne Road (Support)
29 Lansdowne Road (Objection)
9 Lansdowne Road (Objection)
33 Lansdowne Road (Objection)
59 Clyde Road (Support)
LBH Building Control (Comment)
LBH Conservation Officer (Support)
130 Dukes Avenue (Objection)
11 Lansdowne Road (Objection)
4 Lansdowne Road (Objection)
Muswell Hill and Fortis Green Association (Objection)

Appendix 2: List of parties consulted

Haringey Council - Planning & Regeneration

Printed: 06-February-2013

Documents produced for Planning Application Reference HGY/2012/2426

19 Lansdowne Road N10 2AX

9ACKN1 HGY/2012/2426

Planning Application Acknowledgment**9ACKN1****1**

9AKNEMAL HGY/2012/2426

Email consultation acknowledgement**9AKNEMAL****1**

9AKNS HGY/2012/2426 Gianetta Rands 8 Lansdowne Road London N10 2AU

Consultation Acknowledgement Letter**9AKNS****1**

9CNBR1A	HGY/2012/2426	Daniel Ezro 106C Cokney Hatch Lane N10 1EA
9CNBR1A	HGY/2012/2426	Elizabeth Adams 41 Granville Road N22 5LP
9CNBR1A	HGY/2012/2426	60 N10 2PU Dukes Avenue
9CNBR1A	HGY/2012/2426	Jonathan Gatward 59 Clyde Road London N227AD
9CNBR1A	HGY/2012/2426	John Crompton 14 Donovan Avenue London N10 2JX
9CNBR1A	HGY/2012/2426	Alexandra Residents Association c/o 130 Dukes Avenue London N10 2QB
9CNBR1A	HGY/2012/2426	The Owner / Occupier Flat A 10 Grove Avenue London N10 2AR Hornsey
9CNBR1A	HGY/2012/2426	The Owner / Occupier Flat B 10 Grove Avenue London N10 2AR Hornsey
9CNBR1A	HGY/2012/2426	The Owner / Occupier 12 Grove Avenue London N10 2AR
9CNBR1A	HGY/2012/2426	The Owner / Occupier 14 Grove Avenue London N10 2AR
9CNBR1A	HGY/2012/2426	The Owner / Occupier 16 Grove Avenue London N10 2AR
9CNBR1A	HGY/2012/2426	The Owner / Occupier 18 Grove Avenue London N10 2AR
9CNBR1A	HGY/2012/2426	The Owner / Occupier 20 Grove Avenue London N10 2AR
9CNBR1A	HGY/2012/2426	The Owner / Occupier 22 Grove Avenue London N10 2AR
9CNBR1A	HGY/2012/2426	The Owner / Occupier 24 Grove Avenue London N10 2AR
9CNBR1A	HGY/2012/2426	The Owner / Occupier 26 Grove Avenue London N10 2AR
9CNBR1A	HGY/2012/2426	The Owner / Occupier 28 Grove Avenue London N10 2AR
9CNBR1A	HGY/2012/2426	The Owner / Occupier 30 Grove Avenue London N10 2AR
9CNBR1A	HGY/2012/2426	The Owner / Occupier 32 Grove Avenue London N10 2AR
9CNBR1A	HGY/2012/2426	The Owner / Occupier Flat A 34 Grove Avenue London N10 2AR Hornsey
9CNBR1A	HGY/2012/2426	The Owner / Occupier 36 Grove Avenue London N10 2AR
9CNBR1A	HGY/2012/2426	Gordon Hutchinson 20 Grove Avenue N10 2AR Muswell Hill
9CNBR1A	HGY/2012/2426	The Owner / Occupier 1 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier 2 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier Flat A 3 Lansdowne Road London N10 2AX Hornsey
9CNBR1A	HGY/2012/2426	The Owner / Occupier Flat B 3 Lansdowne Road London N10 2AX Hornsey
9CNBR1A	HGY/2012/2426	The Owner / Occupier 3 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier 4 Lansdowne Road London N10 2AU

9CNBR1A	HGY/2012/2426	The Owner / Occupier	5 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	6 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	7 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	8 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	9 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	10 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	11 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	12 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	14 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	15 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	16 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	17 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	18 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	19 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	20 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	21 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	22 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	23 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	24 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	25 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	26 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	27 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	28 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	29 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	30 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	31 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	32 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	33 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	The Owner / Occupier	34 Lansdowne Road London N10 2AU
9CNBR1A	HGY/2012/2426	The Owner / Occupier	35 Lansdowne Road London N10 2AX
9CNBR1A	HGY/2012/2426	Andrew Walker	13 Vallance Road N22 7UD
9CNBR1A	HGY/2012/2426	Andrew Walker	13 Vallance Road London N22 7UD
9CNBR1A	HGY/2012/2426	BRIAN COLE	6 WINDERMERE ROAD MUSWELL HILL N10 2RE
9CNBR1A	HGY/2012/2426	Dr Stuart Menzies	8 Windermere Road London N10 2RE Muswell Hill
9CNBR1A	HGY/2012/2426	Sharon Miller	41 Woodberry Crescent Muswell Hill N10 1PJ

General Neighbour consultation**9CNBR1A****63**

9CNBR3	HGY/2012/2426	Muswell Hill/Fortis Green/Rookfield CAAC John Crompton	14D Donovan Avenue London N10 2JX
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Statutory Consultation (Conserv)**9CNBR3****1**

9CNBR4	HGY/2012/2426	LBH - Cleansing - West	Tony Chapman 1st Floor, Technopark London N17 9LN Ashley Road
9CNBR4	HGY/2012/2426	LBH - Conservation & Design Team	Conservation & Design Team 6th Floor, 225 High Road (Policy) London N22 8HQ

9CNBR4	HGY/2012/2426	LBH - Building Control Building Control Level 6, RPH London N22 8HQ 225 High Road
9CNBR4	HGY/2012/2426	LBH - Transportation Group Transportation Planning, Frontline Services, High Road, Wood Green, London N22 8HQ 1st Floor South, River Park House,

Internal Consultation	9CNBR4	4
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9CNBR7	HGY/2012/2426	The Highgate Society Secretary, London N6 6BS 10A South Grove
9CNBR7	HGY/2012/2426	London Fire Brigade - Fire Safety Regulation North West Area 1 169 Union Street London SE1 0LL

Statutory Consultation (General)	9CNBR7	2
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9CON2	HGY/2012/2426	Alexandra Ward 3 Councillor Juliet Solomon C/O Members Room N22 4HQ River Park House
9CON2	HGY/2012/2426	Alexandra Ward 2 Councillor Nigel Scott C/O Members Room N22 4HQ River Park House
9CON2	HGY/2012/2426	Alexandra Ward 1 Councillor David Beacham C/O Members Room, N22 4HQ River Park House

Consulting Councillor Re: Planning Application	9CON2	3
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9CONSIT	HGY/2012/2426	
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Conservation Area Site Notice	9CONSIT	1
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9FRONT	HGY/2012/2426	(19) CIL Monitoring Officer
9FRONT	HGY/2012/2426	(05) Matthew Gunning

New Planning Application Received	9FRONT	2
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BCREGS1	HGY/2012/2426	
BCREGS1	HGY/2012/2426	

Haringey Council Building Control Letter	BCREGS1	2
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OLC	HGY/2012/2426	Jonathan Gatward 59 Clyde Road London N227AD
OLC	HGY/2012/2426	Dan and Gaby Ezro 106c Colney Hatch Lane N10 1EA
OLC	HGY/2012/2426	M&C HERON 60 DUKES AVENUE LONDON N10 2PU MUSWELL HILL
OLC	HGY/2012/2426	John Crompton, MHFGA 14 Donovan Avenue London N10 2JX
OLC	HGY/2012/2426	Sue Wagstaff 130 Dukes Avenue London N10 2QB
OLC	HGY/2012/2426	Pom Dubb 30 Grove Ave N10 2AR
OLC	HGY/2012/2426	Craig Pennington 14 Grove Avenue N10 2AR
OLC	HGY/2012/2426	William Dean 18 Grove Avenue N10
OLC	HGY/2012/2426	Gordon and Jane Hutchinson 20 Grove Avenue London N10 2AR Muswell Hill
OLC	HGY/2012/2426	R Naughton 19 Lansdowne Rd n10 2AX
OLC	HGY/2012/2426	John Stevens 30 Lansdowne Rd London N10 2AU Muswell Hill
OLC	HGY/2012/2426	G Rands 8 Lansdowne Rd N10 2AU
OLC	HGY/2012/2426	Eliza Kaczynska-Nay and John Charvet 10 Lansdowne Road London N10 2AU Muswell

OLC	HGY/2012/2426	Sharon & Graham Martin 11 Lansdowne Road London N10 2AX Muswell Hill
OLC	HGY/2012/2426	Ruth Bucky 18 Lansdowne Road London N10 2AU Muswell Hill
OLC	HGY/2012/2426	Pat & Clive Wolfe 20 Lansdowne Road London N10 2AU Muswell Hill
OLC	HGY/2012/2426	James and Kim Lee 21 Lansdowne Road N10 2AX Muswell Hill
OLC	HGY/2012/2426	Sheila Merchant 28 Lansdowne Road London N10 2AU Muswell hill
OLC	HGY/2012/2426	Mr Peter Stallick and Mrs Gillian Stallick 29 Lansdowne Road London N10 2AX Muswell Hill
OLC	HGY/2012/2426	Mr M Whatley 33 Lansdowne Road N10 2AX Muswell Hill
OLC	HGY/2012/2426	Brian & Deborah Rossiter 5 Lansdowne Road London N10 2AX Muswell Hill
OLC	HGY/2012/2426	David and Michele Schofield 7 Lansdowne Road LONDON N10 2AX Muswell Hill
OLC	HGY/2012/2426	Jane and William Hopkins 9 Lansdowne Road N10 2AX
OLC	HGY/2012/2426	Bruce Shayler & Laila Hackforth-Jones 15 Lansdowne Road London N10 2AX Muswell Hill
OLC	HGY/2012/2426	C Underhill 34 Lansdowne Road N10 2AU
OLC	HGY/2012/2426	Tony Kennedy 4 lansdowne road n10 2au
OLC	HGY/2012/2426	Building Control (IL)

On Line Comments

OLC

27

Grand Total: **108**

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Planning Sub Committee 18 February 2013

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2012/2427	Ward: Alexandra
Address: 19 Lansdowne Road N10 2AX	
Proposal: Conservation Area Consent for demolition of existing property and erection of new 3 storey dwelling with rooms at basement level. (Amended Plans)	
Existing Use: Residential	Proposed Use: Residential
Applicant: Mr & Mrs N Young	
Ownership: Private	
Date received: 10/04/2012	Last amended date: 19 th October 2012
Drawing number of plans: P052-102A, P052-103A, P052-104A, P052-105A, P052-106A, P052-107 & 01	
Case Officer Contacts: Matthew Gunning/ Amanda Wilson	
PLANNING DESIGNATIONS: Conservation Area, Road Network: B Road	
RECOMMENDATION: GRANT CONSERVATION AREA CONSENT	
<p>SUMMARY OF REPORT: This application for conservation area consent accompanies a planning application for the demolition of the existing property and the erection of new three storey dwelling with rooms at basement level. Given the siting of this property on the border of two conservation areas and its plain and intrinsically unremarkable appearance, the building makes a modest contribution to the character and appearance of the conservation area. The proposed replacement building will make a neutral contribution to the character and appearance of this part of the conservation area and as such the proposal accords with para 134 of the National Planning Policy Framework 2012, London Plan policy and Local Plan policy, namely 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.</p>	

3.0 SITE AND SURROUNDINGS

3.1 The application site is located on the western side of Lansdowne Road, a residential road which consists of a variety of architectural styles. The property is unique in that it is a detached house on a road that otherwise consists of terrace and detached properties. To the south east of the site are terraced dwellings that fall within the Muswell Hill Conservation Area. These dwellings are relatively uniform in character, comprising of red brick with rough-cast rendered upper floors, tiled roofs with decorative ridges and gable ends with half timber details. The dwellings extending to the North West on either side of Lansdowne Road are predominantly semi-detached in character and fall, as does the application site which is within Vallance Road Conservation Area. Currently there is no adopted character appraisal for the Vallance Road Conservation Area.

4.0 PLANNING HISTORY

As per HGY/2012/2426

5.0 RELEVANT PLANNING POLICY

National Planning Policy

4.1 National Planning Policy Framework 2012- The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

4.2 London Plan 2011

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

4.3 Haringey Unitary Development Plan (2006)

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

4.4 Supplementary Planning Guidance

SPG2 Conservation and Archaeology

5.0 CONSULTATION

As per HGY/2012/2426

6.0 RESPONSES

Conservation Officer

- 6.1 The LBH Conservation Officer has assessed the proposed scheme. She notes the house has gone through many changes over an extended period. In assessing its street elevation, she states “the proportions and detailing have been altered and improved to a point when the current proposals can be considered acceptable. The new dwelling will blend in better with the street scene than formerly proposed and will make a neutral contribution to the character and appearance of the conservation area”. She raises no objections to the proposed materials, only requesting conditions should consent be granted regarding the style and form of the roof lights and provision of samples of materials.

7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Policy Position

- 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 In assessing applications the Local Authority must ‘identify and assess the particular significance’ of the heritage asset, in line with the requirements of the National Planning Policy Framework, paragraph 129. It is then necessary to determine what impact the proposals will have on that significance and where it is considered that there will be a degree of harm, ‘this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use’ (NPPF, para 134).
- 7.3 Paragraph 138 states that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be treated as either substantial harm under paragraph 133 or less than substantial harm under paragraph 134 as appropriate.
- 7.4 Haringey UDP policies CSV1 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.

Assessment of the Heritage Asset

- 7.5 The property is a two-storey dwelling with lower ground floor which has been extended by way of a two-storey flat roofed extension to the side and altered by the way of uPVC windows. The application site is located next to the boundary of the Muswell Hill Conservation Area, which was first designated on 1st March 1974. The conservation area was extended in 1991 to include several roads towards the north east and west that reinforce the Edwardian character of the core area.
- 7.6 As noted above the application site falls within ‘Vallance Road Conservation Area’, which was designated on 11th October in 2008. There is no adopted character appraisal for this conservation area, however the following justification for designation was given in 2008:

“The houses in this area were built in a wave of development of the Muswell Hill area between 1909 and 1914, predominantly containing fine examples of Arts and Crafts inspired houses of conservation area quality. Based on its predominantly Arts and Crafts style and distinct character the area was considered to be of suitable, but independent, conservation area quality to the adjoining Muswell Hill Conservation Area and Alexandra Palace and Park Conservation Area and should, therefore, be designated as a new conservation area”.

- 7.7 As per the comments outlined previously, the LBH Conservation Officer has been consulted on the scheme submitted and takes the view that the property makes a neutral contribution to the surrounding Conservation Area. Planning Officers concur with the findings of the LBH Conservation Officer and the Heritage Statement submitted by the applicant and as such the proposed demolition would result in less than substantial harm to the significance of the designated heritage asset (which in this case is the Conservation Area). The replacement building while of a contemporary design will be sympathetic to the area in terms of building form and materials resulting in a neutral contribution to the surrounding Conservation Area. On this basis this application for Conservation Area Consent is recommended for approval.

8.0 RECOMMENDATIONS

GRANT CONSERVATION AREA 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.

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'.

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Planning Sub-Committee 18 February 2013

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2012/2346	Ward: Highgate
Date received: 10/12/2012	
<p>Address: Highgate School Bishopswood Road N6</p> <p>Proposal: Demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts. Erection of a new part 2 storey, part 3 storey Junior School building with link attachments to retained Ingleholme Building. External alterations to retained Ingleholme Building. Associated car and cycle parking, landscaping, games and play areas and altered pedestrian accesses.</p> <p>Existing Use: School</p> <p>Proposed Use: School</p> <p>Applicant/Owner: Highgate School</p>	

DOCUMENTS

Title
Design and Access Statement
Planning Statement
Acoustic Report
Arboricultural Report
Archaeological Desk Based Assessment
Ecology Report
Heritage Statement
BREEAM Planning Statement
Landscape Design Statement
Lighting Strategy
Statement of Community Involvement
Structural Report
Sustainability and Energy Statement
Transport Statement
Travel Plan

PLANS

Plan Number	Rev.	Plan Title
7195-PL-000		SITE LOCATION PLAN
7195-PL-001		EXISTING SITE PLAN / STREETSCAPE
7195-PL-002		EXISTING ELEVATIONS - EAST AND WEST
7195-PL-003		EXISTING ELEVATIONS - NORTH AND SOUTH

7195-PL-004		EXISTING SITE PLAN / STREETScape INC. NEW
7195-PL-010		PROPOSED SITE PLAN / EAST ELEVATION
7195-PL100		DEMOLITION PLAN
7195-PL-150		PROPOSED GROUND FLOOR PLAN
7195-PL-151		PROPOSED FIRST FLOOR PLAN
7195-PL-152		PROPOSED SECOND FLOOR PLAN
7195-PL-153		PROPOSED ROOF FLOOR PLAN
7195-PL-650		PROPOSED ELEVATIONS - EAST AND WEST
7195-PL-651		PROPOSED ELEVATIONS - NORTH AND SOUTH
7195-PL-850		PROPOSED SECTIONS
7195-PL-900		VIEW LOCATIONS
7195-PL-901		VIEW 1 - NORTH PANORAMIC
7195-PL-902		VIEW 2
7195-PL-903		VIEW 3
7195-PL-904		VIEW 4
7195-PL-905		VIEW 5
7195-PL-906		VIEW 6

Case Officer Contact:

Jeffery Holt

P: 0208 489 5131

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

Unitary Development Plan 2006:

- Metropolitan Open Land
- Conservation Area

RECOMMENDATION

GRANT PERMISSION subject to conditions and the completion of a s106 legal agreement

SUMMARY OF REPORT:

The application site is Highgate Junior School, in Highgate Conservation Area and partially in Metropolitan Open Land.

The application is for the demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts and the erection of a new part 2 storey, part 3 storey Junior School building with a link to the retained Ingleholme Building.

The design was developed following consultation with pupils, staff, English Heritage, Haringey Council, the Highgate Society, the Metropolitan Police and local residents. It was the successful entrant of a design competition held by Highgate School.

The scheme is considered to respond well to its context and would provide an effective learning environment. There would be no harm to residential amenity, the character or appearance of the Conservation Area, local transport and highway conditions, biodiversity or the Metropolitan Open Land. The development will have a high level of sustainability.

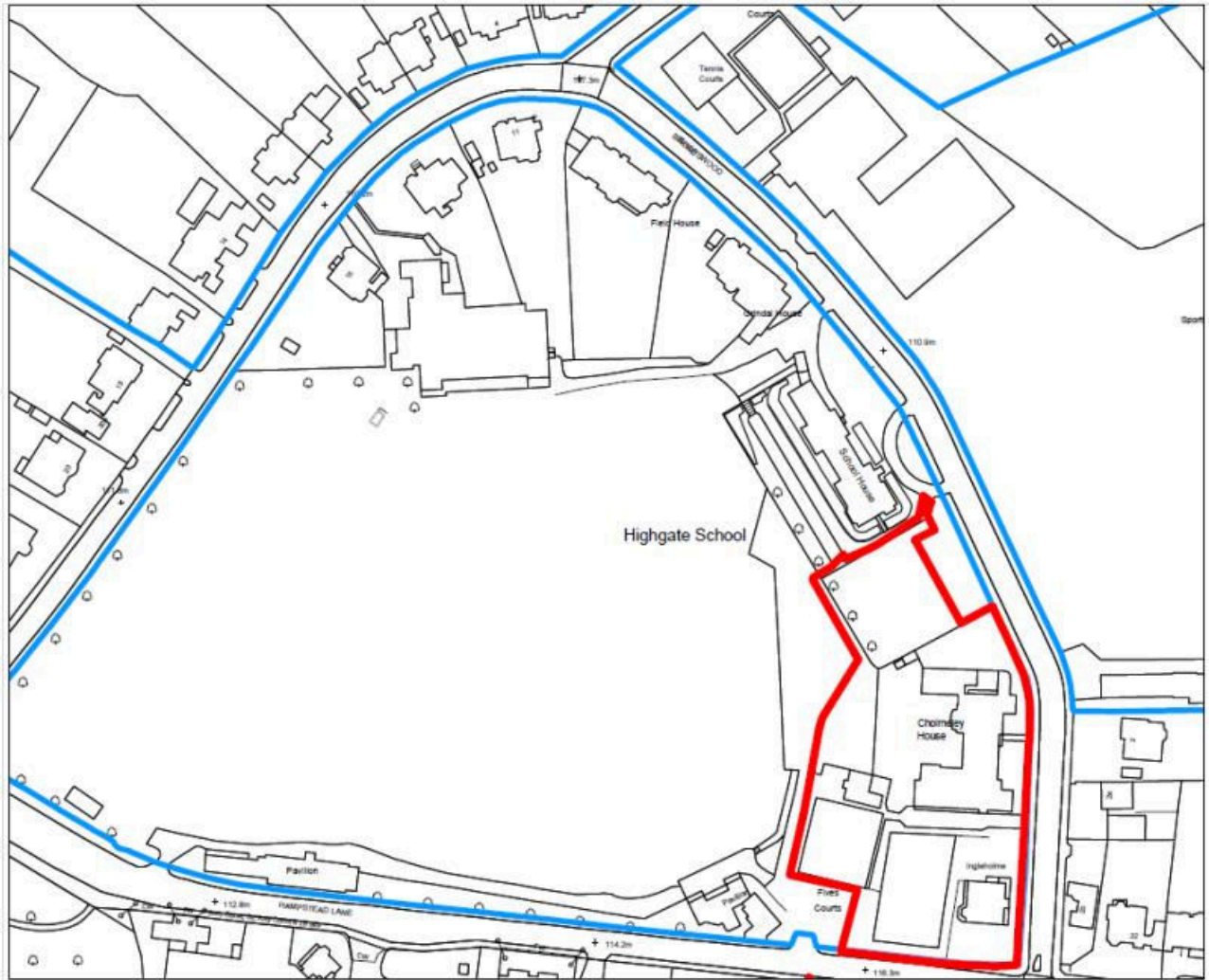
Both the applicant and Council consulted widely and responses were taken into account by officers.

The proposal is considered to be in accordance with National Guidance and London and Local Policy and planning permission should therefore be granted.

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

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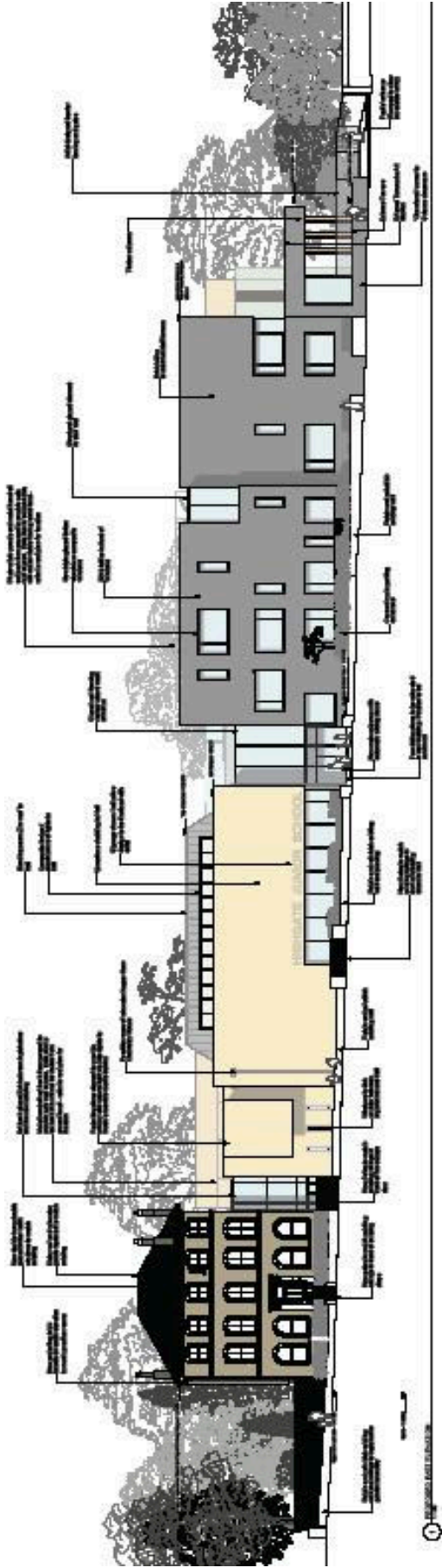
1.0 PROPOSED SITE PLAN



2.0 IMAGES



View from Bishopswood Road



Bishopwood Road elevation (top) and Senior Field elevation (bottom)

3.0 SITE AND SURROUNDINGS

- 3.1 The subject site is Highgate Junior School located on the corner of Hampstead Lane and Bishopswood Road, N6. The school together with the Pre-Preparatory School, the Mallinson Sports Centre and the Senior School located nearby on North Road and Southwood Lane make up Highgate School.
- 3.2 The school is in Highgate Conservation Area and is near the borough's border with the London Borough of Camden to the south.
- 3.3 The site is bounded to the west by the Senior Field, which is designated Metropolitan Open Land, to the north by another school building, to the east across Bishopswood Road are residential properties and to the south across Hampstead Lane is opens space which connects to Hampstead Heath.
- 3.4 The application site consists of 3 main buildings. Cholmeley House is the largest, built in 1938 and locally listed. It was purpose built as a school building and has an ancillary residential property currently used by the used the Junior School Principal. Ingleholme was originally a Victorian residential villa but was later incorporated into the school. The Fives Courts were built in the early 20th C and are used for sports practice by the school as covered recreation space. There are also smaller ancillary buildings including a shed and the Tuck Shop.
- 3.5 There are areas of open space within the site, including a playground, a games court and all weather games ground. In addition there are a number of mature trees on site.

4.0 PLANNING HISTORY

- 4.1 There is no planning history to this site which is relevant to the current application. The following applications are concurrent and related to this application:
- HGY/2012/2347 - Conservation Area Consent for demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts. Erection of a new part 2 storey, part 3 storey Junior School building with link attachments to retained Ingleholme Building. External alterations to retained Ingleholme Building. Associated car and cycle parking, landscaping, games and play areas and altered pedestrian accesses.
 - HGY/2012/2446 - Installation of temporary Junior School accommodation (for two years) with associated landscaping and subsequent reinstatement of open space
- 4.2 At Appendix 3 is a list of past application relating to the site.

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 5.1 Permission is sought for the demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of the Fives Courts (retaining an end wall) and the erection of a new part 2-storey, part 3-storey Junior School building with a link to a retained and refurbished Ingleholme building, to which external alterations will be undertaken.
- 5.2 The new school building is 83m long and maximum 40m wide. It is made up of 2 wings arranged around a central circulation and teaching space. Classroom spaces are in the west wing and specialist learning spaces are in the east wing. Due to the slope across the site, the building varies in height from 11m to 14m high but at all points is lower than the eaves of Ingleholme.
- 5.3 The new school is designed in a contemporary style, with the elevations characterised by strong use of stone and brick. Detailing is kept simple to provide a clean appearance with windows and recesses breaking up the building mass. The roofline is primarily flat to keep height and bulk low. The roof to the west wing has a green roof.
- 5.4 In association 39 cycle space, 5 parking spaces, including 1 disabled space, will be provided. The site will be landscaped with new games and play areas and altered pedestrian accesses. Associated car and cycle parking, landscaping, games and play areas and altered pedestrian accesses to Bishopswood Road will also be provided.

6.0 RELEVANT PLANNING POLICY

- 6.1 The planning application is assessed against relevant national, London and local planning policy, including relevant:

- National Planning Policy Framework
- The London Plan 2011
- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Haringey Local Plan Strategic Policies and Proposals Map:
Haringey's draft Local Plan Strategic Policies were submitted to the Secretary of State in March 2011 for Examination in Public (EiP). The EiP Inspector has declared these policies as 'sound' – they will be recommended to the Council for formal adoption in February 2013 to replace the strategic policies within the existing Unitary Development Plan. As a matter of law, significant weight should be attached to the Strategic Policies however they cannot yet in themselves override Haringey's Unitary Development Plan (2006) which remains for the time being the statutory plan unless material considerations indicate otherwise.

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

7.0 CONSULTATION

- 7.1 The School undertook consultation in 2012 in a number of ways. Presentations were given the Highgate Society, parents of pre-preparatory and years 3-6 pupils

and the general public. Letters were sent to the 3 ward councillors, local Member of Parliament and residents opposite the site. Advertisements were placed in 5 local papers with articles appearing in the Ham & High Journal 25 October 2012 and the Highgate Society's *Buzz* publication, Autumn edition.

7.2 Feedback was generally positive with the main concern raised being the timing and management of construction operations and the proposed 'sound garden', a playground with musical instruments. The proper management of construction will be secured by conditions and construction is expected to begin Jan 2014 if permission is approved. The 'sound garden' has been changed to a 'discovery garden', a nature themed play area.

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

7.3.1 Statutory Consultees

- Thames Water Utilities
- Met Police Crime Prevention Officer - Andrew Snape
- English Heritage
- Greater London Archaeological Advisory Service
- London Fire Brigade
- LB Camden

7.3.2 Internal Consultees

- Building Control
- Transportation
- Waste Management/Cleansing
- Design and Conservation
- Arboriculturalist
- Noise & Pollution
- Education

7.3.3 External Consultees

- Ward Councillors
- Highgate CAAC
- Highgate Society

7.3.4 Local Residents

- Residents and business occupiers of approximately 700 properties were consulted in the general area of the application site.
- A Development Management Forum was held on 12 December 2012 attended by a local ward Councillor. Below is a summary of the points raised:
 - Concerns were raised over the impact on local traffic conditions
 - Noise and disturbance from construction
 - Construction vehicles could disrupt local traffic flow

- Going by some of the drawings, the classroom layouts could result in glare on blackboards

7.3.5 The officer response to these points is below:

- There is no increase in pupil or staff numbers and no change to the location of the existing drop-off area
- The developer will be required by condition to submit a Construction Logistics Plan and Construction Management Plan to address noise and construction vehicle issues
- The classroom layouts are indicative however white boards and projectors are used

7.4 A summary of statutory consultees' and residents'/stakeholders' comments and objections is in Appendix 1.

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

7.6 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 is likely to rise further after the officer's report is finalised but before the planning application is determined. These additional comments will be reported verbally to the Sub-Committee.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 Principle of Development

8.2 The proposed new Junior School building will provide a number of new facilities and bring together existing teaching spaces which are otherwise located disparately across Highgate School. It will also provide halls and improved circulation spaces to create a more effective teaching environment. The proposal is product of a development process beginning in 2008.

8.3 Improvements to education facilities are supported by London Plan Policy 3.18 'Education Facilities' and Haringey Local Plan Policy SP16 'Community Infrastructure' and the principle of the development is considered acceptable.

8.4 Design and Impact on Conservation Area

8.4.1 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Policies UD3 'General Principles', UD4 'Quality Design' continue this approach.

8.4.2 The design was chosen following an invited architectural competition held by Highgate School. Development of the design began in January 2011 and

involved consultations with school staff, Local Planning Authority, English Heritage, Highgate Society and the Highgate CAAC.

- 8.4.3 The layout retains Ingleholme and removes buildings from the Metropolitan Open Land. The design addresses Senior Field in a positive way, improving access and capitalising on the visual amenity of the playing fields. The scheme provides a high quality learning environment and is designed with close attention to pupil and staff needs. The treatment of the Bishopswood Road elevation is sensitive to the conservation area by limiting the height of the building to below the eaves level of Ingleholme, by having a material palette which reflects materials used locally and through careful detailing and articulation to break up the mass of the building.
- 8.4.4 The lighting scheme maintains provides good light for circulation without over-illuminating the buildings, so that the site does not appear over-lit or too dominant on this part of the Conservation Area.
- 8.4.5 The landscaping scheme is well designed and provides high quality play areas and an acceptable setting to the new building.
- 8.4.6 The proposal was reviewed by the Haringey Design Panel and feedback was positive. The design was considered to be sensitive and well thought out, and would provide an inspiring and effective teaching environment. The panel recognised the need to refurbish Ingleholme as it was not considered fit for modern teaching requirements.
- 8.4.7 The design is supported by English Heritage and the Council's Design and Conservation Team. The Highgate CAAC has objected to the design however, the officer's view is that the scheme is well designed, responds appropriately to its context and the needs of pupils.
- 8.4.8 The design is considered to be in compliance with the above policies.

8.5 Trees and Landscaping

- 8.5.1 Under Policy OS17 'Tree Protection, Tree Masses and Spines' of the Haringey UDP, the Council will seek to protect and improve the contribution of trees to local character. London Plan Policy 7.4 'Trees and Woodlands' states that existing trees of value should be retained and any loss as the result of development should be replaced.
- 8.5.2 Onsite vegetation varies in age and quality. Mature trees on Bishopswood provide a robust screen but vegetation internal to the site is mostly functional planting around the amenity spaces and has no wider landscape value. It is proposed that 22 specimens of this internal planting be removed as part of the development. These will be fully mitigated through 1-for1 replacement planting. Larger mature specimens will be replaced by more fully grown nursery stock..
- 8.5.3 Existing trees to be retained will be subject to the robust tree protection measures which will be secured by condition.

8.6 Impact on Open Space

- 8.6.1 The school's playing fields and associated open spaces are designated as Metropolitan Open Land (MOL). The openness of such land is protected by London Plan Policy 7.17 'Metropolitan Open Land', Local Plan Policy SP13 'Open Space and Diversity' and UDP Policy OS5 'Development adjacent to open spaces'.
- 8.6.2 The existing Fives Court and Tuck Shop buildings are within the boundary of the MOL. As part of the development, these buildings will be demolished and the land formed into an open multi-use games and playing areas. The new building is sited so that it is completely outside the MOL and has a design which addresses the MOL in a more positive way, providing views across the playing fields and having a sloping and visible green roof.
- 8.6.3 The development is therefore considered to improve the openness of the MOL and preserve its function and character in compliance with the above policies.

8.7 Ecology

- 8.7.1 London Plan Policy 7.19 'Biodiversity and access to nature' requires development to make a positive contribution to the protection, enhancement, creation and management of biodiversity. This approach is continued by Local Haringey UDP policy OS11 and Local Plan Policy SP13 'Open Space and Biodiversity'.
- 8.7.2 The site is not in or near a site identified in the Local Plan as Ecologically Value Land and the applicant has submitted an Ecology Report which notes that the site have generally low habitat value. Only trees, shrubs and hedgerows are of limited value due to the potential to support small numbers of garden and woodland nesting birds during the breeding season. No evidence of roosting bats was recorded but common and soprano pipistrelle bats were recorded flying near the school. Consequently, conditions requiring hand removal of roof tiles, lead flashing and soffits from the Principal's House and Cholmeley House and that removal of above ground vegetation is undertaken outside the bird breeding season or immediately after a survey confirming no birds are present.
- 8.7.3 Subject to these conditions, the proposed development would be in compliance with the above policies.

8.8 Impact on Amenity

- 8.8.1 London Plan Policy 7.6 'Architecture' and 7.15 'Reducing noise and enhancing Soundscapes', as well as UDP Policy UD3 requires development proposals to have no significant adverse impacts on the amenity of surrounding development.
- 8.8.2 The nearest residential properties are to the east of the site, on the opposite of Bishopswood Road. The proposed development will increase the presence of building bulk on this frontage however the impact is not considered to be harmful due to the distance between the proposed Junior school building and the houses opposite. Any overshadowing would only occur in the late afternoon but would be minor in degree.

- 8.8.3 Existing views from these residential properties is already occupied by the existing school building so there will be no greater impact on outlook. Similarly, the views from the new school building to surrounding residential properties will be similar to those of the existing building.
- 8.8.4 Plant noise will be limited in accordance with Haringey guidance to protect the amenity of surrounding residents. The music and drama facilities will be mechanically ventilated and have double glazing to reduce noise emissions.
- 8.8.5 External lighting will not be extensive, consisting of mostly low level and bollard lighting, and will not result in significant light pollution beyond the site. External lights will not operate between 2300-0800 hours and will generally be switched before 2200.
- 8.8.6 The proposed development is therefore considered to cause no significant harm to local residential amenity in compliance with the above policies.

8.9 Traffic and Parking

- 8.9.1 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the Parking Policies in the London Plan 2011 and Haringey Local Plan Policy SP7 and more generally in Policy UD3 of the UDP 2006.
- 8.9.2 The Council's Transportation and Highways Authority have assessed the proposal and do not object, subject to conditions. The proposed development will not result in an increase in the number of students and staff for the existing school. Five car parking spaces, including 1 disable car parking space, and 39 cycle parking spaces are proposed and this level of provision is in line with that required by the UDP 2006 and the London Plan 2011.
- 8.9.3 The applicant's submitted traffic survey shows that the majority of trips to the school are by car (68.8%). It is acknowledged that the proposed development is a like for like replacement of the existing school and would not result in any significant increase in generated trips or parking demand. However, the modal split of those travelling by car to the existing school is high and greater emphasis must be placed on achieving more trips by sustainable modes of transport. Accordingly, the Transportation and Highways Authority recommend that the school put in measures to reduce the number of trips by car. This will be secured by a condition requiring a revised Travel Plan with the aim to reduce use of the private car. Through a Unilateral Undertaking, a contribution will be made for improvements to highway safety. A condition will also be applied requiring the submission a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) to secure the proper management of construction vehicles.
- 8.9.4 The proposed development would therefore be in compliance with the above policies.

8.10 Noise

- 8.10.1 Policy 7.15 ‘Reducing noise and enhancing Soundscapes’ of the London Plan 2011 and UDP Policy ENV6 seeks to minimise the existing and potential adverse impacts of noise on development proposals.
- 8.10.2 The applicant’s submitted acoustic report assessed the proposal against ‘Building Bulletin 93 Acoustic Design of Schools’ and Building Bulletin 101 ‘Ventilation and indoor air quality in schools’ published by the Department for Education. The report concludes that internal noise levels and would comply with both of these standards. Noise from Hampstead Lane would be attenuated by an acoustic willow fence and by retaining an end wall of the Fives Court.
- 8.10.3 The proposed development would therefore provide a satisfactory school environment in compliance with the above Policies.

8.11 Inclusive Design and Access

- 8.11.1 London Plan Policy 7.2 ‘Inclusive Environment’ requires development to follow the principles of inclusive design and to meet the highest standards of accessibility and inclusion. Haringey Local Plan Policy SP11, Haringey UDP Policy UD3 “General Principles” and SPG 4 “Access for All – Mobility Standards” all seek to ensure that there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties are considered.
- 8.11.2 The principles of inclusive access have informed the design of the development from the outset for the benefit of disabled people, older people and carers of young children. The design takes account of all relevant standards and best practice including Part M of the Building Regulations 2010, the Disability Discrimination Act 1995 as amended, the Special Educational Need and Disability Act 200, Building Bulletin 94 ‘Inclusive School Design’, among others. Compliance with these ensures the following, as examples:
- level access to all buildings and floors, except from the top floor of Inglehome (due to building constraints);
 - Firm and even external surfaces;
 - External routes, corridors and doors of adequate width;
 - Spaces for wheelchair circulation in buildings and the playground;
 - Inclusive playground seating allowing wheelchair users to sit with others;
 - Portable induction loop for hearing impaired;
- 8.11.3 The proposed development is therefore considered to be in compliance with the above policies.

8.12 Secure by Design

- 8.12.1 London Policy 7.3 requires development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. This is continued in Haringey UDP Policy UD4.
- 8.12.2 The proposed building has been designed with regard to the Home Office document *Safer Places – the planning system and crime prevention* (2003). The applicant’s design team met with the Crime Prevention Design Adviser for

Haringey Police and his comments were supportive stating that the general layout of the school appears well designed with good natural surveillance and guardianship of the main entrance and frontage and that the 2.1m perimeter fence seems appropriate to deter intruders. He has not objected to the scheme.

8.13 Energy & Sustainability

- 8.13.1 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. The energy strategy for the development has been developed using the Mayor's 'lean, clean, green' energy hierarchy. In addition, emerging Haringey Local Plan Policy SP4 requires non-residential development to be built to BREEAM 'Very Good' standard.
- 8.13.2 'Be Lean' requires the minimisation of energy use in the first instance. The development is designed with Passivhaus principles in mind which prioritises the thermal efficiency of a building in order to use less energy.
- 8.13.3 'Be Clean' requires the development to supply energy efficiently. This is achieved with a ground source heat pump which use buried pipes under open space to extract heat from the ground. The ground stays at a fairly constant temperature under the surface, even in winter, allowing for the heat to be extracted using a heat exchange throughout the year. This will supply 50% of annual space heat load.
- 8.13.4 'Be Green' requires the development to supply renewable energy. This is achieved by photovoltaic panels on the roof of the new building. The panels will be located on the north east corner of the roof.
- 8.13.5 By the following the hierarchy, the development achieves an improvement of 49% above a benchmark based on the 2010 Building Regulations. This exceeds the London Plan target of 25% for 2010 to 2013.
- 8.13.6 The development is also aiming to achieve BREEAM 'Very Good' standard as a further means of achieving energy efficiency. The BREEAM assessment will include the refurbishment to Ingleholme. The BREEAM standard will be secured by condition.
- 8.13.7 The development is considered to take adequate steps to mitigate its impact on climate change in compliance with the above policies.

8.14 Ground Conditions and Contamination

- 8.14.1 London Plan Policy 5.21 'Contaminated Land' requires that appropriate measures should be taken to ensure that development on previously contaminated land does not activate or spread contamination. This is continued in Haringey UDP Policy ENV11.
- 8.14.2 The Council's Commercial Environmental Health Team has been consulted and no issues of contamination have been raised owing to the site's previous history as a cricket ground or other sports field.

8.15 Flood Risk

- 8.15.1 The site is not in Flood Risk zones 2 or 3 and a flood risk assessment is not required under the NPPF, London Plan or Local Policy.
- 8.15.2 The proposals will not result in a significant change to the area of impermeable surfaces. The green roof, rain recycling and storm drainage storage will result in a lower level of surface water run-off than the existing situation.
- 8.15.3 The development will be in compliance with Policy 5.12 'Flood Risk Management' and Policies ENV1 and ENV2 of the Haringey Unitary Development Plan 2006.

8.16 Archaeology

- 8.16.1 London Plan Policy 7.8 'Heritage assets and archaeology', Local Plan Policy SP12 'Conservation' and UDP Policy CSV8 'Archaeology' seek the protection and management of archaeological remains where development is proposed. The site is not in an area of archaeological importance as identified by the Unitary Development Plan 2006.
- 8.16.2 The applicants have submitted a desktop survey which concludes since the footprint of the new Junior School building lies within a previously developed area, it is unlikely that any archaeological remains would be encountered during the ground works for the new building here.

8.17 Waste management

- 8.17.1 London Plan Policy 5.17 'Waste Capacity' and UDP Policy UD7 'Waste Storage' require development proposals make adequate provision for waste and recycling storage and collection.
- 8.17.2 Waste and recycling collection vehicles currently stop on Bishopswood by the North end of Cholemey House and collect the refuse containers from the School's designated refuse area. General refuse is collected weekly and recycling twice weekly. All collections are completed before 8:00am to avoid disruption to the pupil's drop-off period. No changes are proposed to this current arrangement.
- 8.17.3 The proposal is in compliance with the above policies.

8.18 Environmental Impact Assessment

- 8.18.1 The proposed development is "Schedule 2 development" within the meaning of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 by being an urban development project where the area of development exceeds 0.5 hectares.
- 8.18.2 The Council undertook a screening assessment having regard to the selection criteria for screening specified in schedule 3 of the Regulations. The Council determined that the proposed development is not likely to have a significant effect on the environment and that an Environmental Impact Assessment is therefore not required.

8.19 Planning Obligations, Community Infrastructure Levy (CIL) and other community benefits

8.19.1 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority (LPA) to seek financial contributions to mitigate the impacts of a development.

8.19.2 In accordance with advice from the Council's Transportation and Highways Authority, the LPA will seek the following contribution:

- £120,000 for local transport infrastructure and road safety enhancements within the local area

8.19.3 The developer will agree to provide these contributions through a Unilateral Undertaking (UU).

CIL

8.19.4 Sir Roger Cholmeley's School at Highgate, (Highgate School's full name) is a registered charity no. 312765 and is therefore exempt from the Mayoral CIL.

Other Community Benefits

8.19.5 The School are willing to accept a planning condition promoting local employment during construction.

9.0 HUMAN RIGHTS

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

10.0 EQUALITIES

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

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

- foster good relations between persons who share a relevant protected characteristic and persons who do not share it

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

10.3 The new Junior School will improve school facilities and improve inclusive access. Pupils will make use of good quality temporary facilities during demolition and construction works. The development is therefore considered to result in positive outcomes for school age children and those with disabilities. No other groups sharing the above protected characteristics are likely to be negatively affected.

11.0 SUMMARY AND CONCLUSION

11.1 The application is for the demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts and the erection of a new part 2 storey, part 3 storey Junior School building with a link to the retained Ingleholme Building.

11.2 The design of the building was developed following consultation with pupils, staff, English Heritage, Haringey Council, the Highgate Society, the Metropolitan Police and local residents. It was the successful entrant of a design competition held by Highgate School.

11.3 The scheme is considered to repond well to its context and would provide an effective learning environment. There would be no harm to residential amenity, it will preserve and enhance the character and appearance of the Conservation Area, local transport and highway conditions or biodiversity. The development will a high level of sustainability.

11.4 Both the applicant and Council consulted widely and responses were taken into account by officers.

11.5 The proposal is considered to be in accordance with National Guidance and London and Local Policy and should planning permission should therefore be granted.

12.0 RECOMMENDATION

GRANT PERMISSION subject to conditions below and an Unilateral Undertaking by the developer.

DOCUMENTS
Title
Design and Access Statement
Planning Statement
Acoustic Report

Arboricultural Report
Archaeological Desk Based Assessment
Ecology Report
Heritage Statement
BREEAM Planning Statement
Landscape Design Statement
Lighting Strategy
Statement of Community Involvement
Structural Report
Sustainability and Energy Statement
Transport Statement
Travel Plan

PLANS		
Plan Number	Rev.	Plan Title
7195-PL-000		SITE LOCATION PLAN
7195-PL-001		EXISTING SITE PLAN / STREETScape
7195-PL-002		EXISTING ELEVATIONS - EAST AND WEST
7195-PL-003		EXISTING ELEVATIONS - NORTH AND SOUTH
7195-PL-004		EXISTING SITE PLAN / STREETScape INC. NEW
7195-PL-010		PROPOSED SITE PLAN / EAST ELEVATION
7195-PL100		DEMOLITION PLAN
7195-PL-150		PROPOSED GROUND FLOOR PLAN
7195-PL-151		PROPOSED FIRST FLOOR PLAN
7195-PL-152		PROPOSED SECOND FLOOR PLAN
7195-PL-153		PROPOSED ROOF FLOOR PLAN
7195-PL-650		PROPOSED ELEVATIONS - EAST AND WEST
7195-PL-651		PROPOSED ELEVATIONS - NORTH AND SOUTH
7195-PL-850		PROPOSED SECTIONS
7195-PL-900		VIEW LOCATIONS
7195-PL-901		VIEW 1 - NORTH PANORAMIC
7195-PL-902		VIEW 2
7195-PL-903		VIEW 3
7195-PL-904		VIEW 4
7195-PL-905		VIEW 5
7195-PL-906		VIEW 6

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 19th 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 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 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

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', 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'.

APPENDICES:

- 12.1 Appendix 1: Consultation Responses
- 12.2 Appendix 2: Planning Policies
- 12.3 Appendix 3: Planning History

Consultation Responses

No.	Stakeholder	Question/Comment	Response
	STATUTORY		
	Thames Water	No objection	Noted
	English Heritage	Waste Water informative recommended Supported the principle of a design competition	Noted
		Recognise that Cholmeley House, whilst of some interest locally, would be difficult to alter to meet modern educational needs and standards	Noted
		The LPA should apply the strictest conditions with regard to design and materials	Noted
	LB Camden	No objection	Noted
	INTERNAL		
	Environmental Health (Street Enforcement)	No objection	Noted
	Commercial Environmental Health	Development should be car-free to be minimise impact on air quality Condition should be applied to: - ensure that any the combustion plant to be installed meets an emissions standard of 40mg/kWh. - minimise construction dust Informative recommended to require asbestos survey	Noted. Conditions and Informative added
	Building Control	Development will be subject to Building	Noted

No.	Stakeholder	Question/Comment	Response
		Regulations 2010	
	Transportation	<p>No objection subject to conditions:</p> <ul style="list-style-type: none"> • Revised travel plan aiming for reduction in car use • Construction Logistics and Construction Management Plan <p>Contributions £120k for highway safety improvements £3k for travel plan monitoring</p>	<p>Noted. Conditions added</p> <p>Unilateral Undertaking proposed by applicant to provide £120k. Travel plan monitoring figures considered unnecessary.</p>
	Design and Conservation	<p>No objection subject to conditions:</p> <ul style="list-style-type: none"> • Historical required for Cholmeley House • Samples of materials to be submitted and approved • Rainwater goods to be black painted metal • Replacement fenestration at Ingleholme should match • Detailed drawings required for signage on limestone wall 	<p>Noted.</p> <p>Condition added</p> <p>Condition added</p> <p>Condition added</p> <p>Drawings show fenestration will match</p> <p>Condition added</p>
	EXTERNAL Highgate CAAC	<p>The scheme would be damaging to the character and appearance of the CA:</p> <ul style="list-style-type: none"> • Poor appreciation of the nature of the site • Inappropriate articulation of building forms • Incoherent choice of materials 	<p>The design is considered to be of high quality and appropriate to the site's context and building's function. See section on design.</p>

No.	Stakeholder	Question/Comment	Response
	Haringey	No replacement specimens proposed	specimens will be used to replace the mature specimens.
	Metropolitan Police	No objection	Noted
	DEVELOPMENT MANAGEMENT FORUM	See section 7.3.4	See section 7.3.5
	RESIDENTS 2C Bishopswood Road	Mismatch of street light colours should be addressed on Bishopswood Road	This is a highways issue separate from this planning application
	2 Normandy Mansions, Normandy Ave, High Barnet.	<p>The objector was once a local resident and is familiar with Highgate</p> <p>Cholmeley House is Locally Listed and should be retained. It is an attractive building and part of local history</p> <p>The contemporary architectural style of the new building is at odds with the rest of the street. It does not preserve the school's history.</p>	<p>Noted.</p> <p>The harm caused by the loss of this building is outweighed by the quality of the design of the replacement building and the benefit of a new school building.</p> <p>The contemporary design is considered to be of a high quality and preserves the quality of the conservation area. See section on design.</p>

PLANNING POLICIES

RELEVANT PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

REGIONAL PLANNING POLICY

London Plan 2011

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

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
- 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
- M2 Public Transport Network
- M3 New Development Location and Accessibility
- M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
- 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
- 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)

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

Local Development Framework Core Strategy and Proposals Map Adoption due 25th February 2013.

- SP1 Managing Growth
- SP4 Working towards a Low Carbon Haringey
- SP5 Water Management and Flooding
- SP6 Waste and Recycling
- SP7 Transport
- SP8 Employment
- SP9 Improving 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

APPENDIX 3

PLANNING HISTORY

Planning History for Highgate School, Bishopswood Road, N6

- HGY/1989/1084 - Change of use of junior sports pavilion to music school including the provision of new entrance doorway, closing existing doorway and replacing with windows and alterations to the fenestration on the front elevation – GRANTED
- HGY/1989/0103 - Change of use of changing room to junior music school involving alterations to existing elevation GRANTED
- HGY/1991/1198 - Details pursuant to condition 8 attached to the planning permission dated 12/8/91 ref no. HGY/43192 – GRANTED
- HGY/1992/0455 - Removal of timber boarding from two arches and replacement with frameless sheets of toughened glass engraved with coat of arms in Southwood Lane elevation – GRANTED
- HGY/1993/1330 - Crown reduction by 30% of one Chestnut and removal of crown of one Oak. (Subject to T.P.O) - GRANTED
- HGY/1995/0628 - Erection of ground floor rear/side extension to maintenance workshop to provide two offices and improved store – GRANTED
- HGY/1996/0403 - Conservation Area Consent for demolition of part of dining hall to allow for the erection of an extension - GRANTED
- HGY/1996/0404 - Erection of ground floor extension to provide lavatory accommodation – GRANTED
- HGY/1996/0996 - Various works to numerous trees covered by Tree Preservation Order including felling of dead trees, crown reduction and removal of dangerous branches – GRANTED
- HGY/1999/0719 - Various arboricultural works to Lime, Holly, Sycamore, Oak, Cherry, Beech, and Sycamore trees. (see attached schedule dated 2/6/99) – GRANTED
- HGY/2006/0502 - Construction of 105m x 44m (approx) all weather pitch with 3m (approx) high sports fencing together with soft landscaping – REFUSED
- OLD/1952/0042 - Erection of garage on side of demolished coach-house – GRANTED
- OLD/1985/0083 - Felling and removal of 1 Cherry tree – GRANTED
- OLD/1987/0100 - Erection of Sports Hall, changing rooms and associated facilities – GRANTED
- OLD/1987/0101 - Replacement of existing fire escape ladders with two fire escape stairs - GRANTED

Planning Sub-Committee 18 February 2013

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2012/2347	Ward: Highgate
Date received: 18/12/2012	
<p>Address: Highgate Junior School Bishopswood Road N6</p> <p>Proposal: Conservation Area Consent for demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts. Erection of a new part 2 storey, part 3 storey Junior School building with link attachments to retained Ingleholme Building. External alterations to retained Ingleholme Building. Associated car and cycle parking, landscaping, games and play areas and altered pedestrian accesses.</p> <p>Existing Use: School</p> <p>Proposed Use: School</p> <p>Applicant/Owner: Highgate School</p>	

DOCUMENTS

Title
Design and Access Statement
Planning Statement
Ecology Report
Heritage Statement
Landscape Design Statement
Statement of Community Involvement

PLANS

Plan Number	Rev.	Plan Title
7195-PL-000		SITE LOCATION PLAN
7195-PL-001		EXISTING SITE PLAN / STREETSCAPE
7195-PL-002		EXISTING ELEVATIONS - EAST AND WEST
7195-PL-003		EXISTING ELEVATIONS - NORTH AND SOUTH
7195-PL-004		EXISTING SITE PLAN / STREETSCAPE INC. NEW
7195-PL-010		PROPOSED SITE PLAN / EAST ELEVATION
7195-PL100		DEMOLITION PLAN
7195-PL-150		PROPOSED GROUND FLOOR PLAN
7195-PL-151		PROPOSED FIRST FLOOR PLAN
7195-PL-152		PROPOSED SECOND FLOOR PLAN
7195-PL-153		PROPOSED ROOF FLOOR PLAN
7195-PL-650		PROPOSED ELEVATIONS - EAST AND WEST
7195-PL-651		PROPOSED ELEVATIONS - NORTH AND SOUTH
7195-PL-850		PROPOSED SECTIONS

7195-PL-900		VIEW LOCATIONS
7195-PL-901		VIEW 1 - NORTH PANORAMIC
7195-PL-902		VIEW 2
7195-PL-903		VIEW 3
7195-PL-904		VIEW 4
7195-PL-905		VIEW 5
7195-PL-906		VIEW 6

Case Officer Contact:

Jeffery Holt

P: 0208 489 5131

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

Unitary Development Plan 2006:

- Metropolitan Open Land
- Conservation Area

RECOMMENDATION**GRANT CONSERVATION AREA CONSENT**

subject to conditions

SUMMARY OF REPORT:

The site is Highgate Junior School, which is in Highgate Conservation Area and the proposal is to demolish Cholmeley House and the Tuck Shop and substantially demolish the Fives Court.

Cholmeley House is locally listed however its contribution to the significance of the Conservation Area, which is the 'Heritage Asset' in this case, is considered to be relatively limited. Similarly, the Tuck Shop and Fives Courts make little contribution to the significance of the Conservation Area.

The proposed demolition would therefore cause 'less than substantial harm' to the significance of the Heritage Asset. In accordance with National guidance, this harm is balance against the public benefits of the proposal and it is considered that the benefits stemming from the provision of a new high quality school building and the removal of buildings from the adjacent Metropolitan Open Land outweigh the harm caused to the Conservation Area.

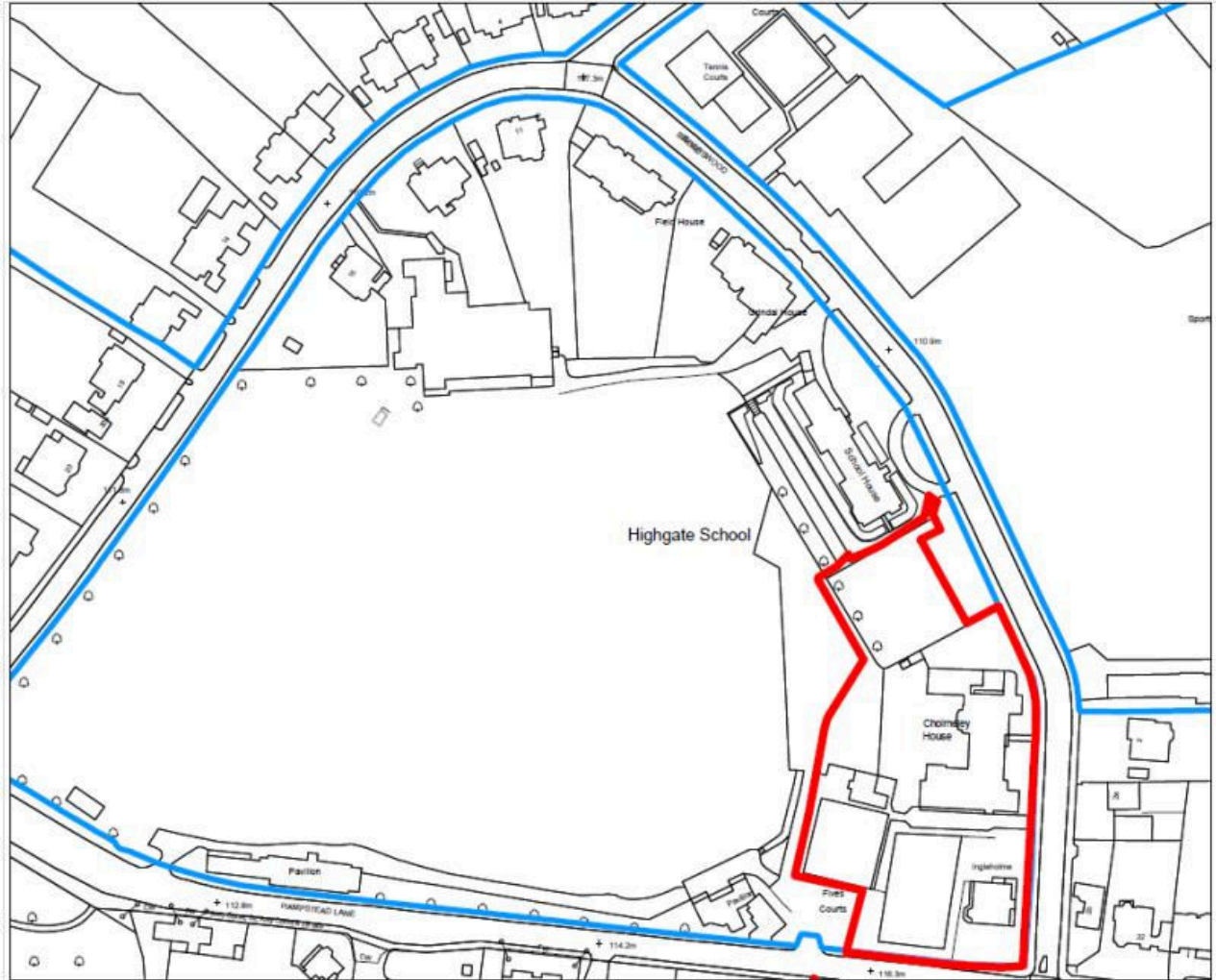
The demolition and associated development is supported by English Heritage and the Council's Principal Conservation Officer.

Both the applicant and Council consulted widely and responses were taken into account by officers.

It is therefore considered that the proposal is in compliance with National guidance and London and Local planning policy. Conservation Area Consent should therefore be granted.

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11.0	SUMMARY AND CONCLUSION
12.0	RECOMMENDATION
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1.0 PROPOSED SITE PLAN



2.0 IMAGES



Ingleholme



Cholmeley House (Locally Listed)



Fives Courts



View from Bishopswood Road of replacement building.

3.0 SITE AND SURROUNDINGS

- 3.1 The subject site is Highgate Junior School located on the corner of Hampstead Lane and Bishopswood Road, N6. The school together with the Pre-Preparatory School, the Mallinson Sports Centre and the Senior School located nearby on North Road and Southwood Lane make up Highgate School.
- 3.2 The school is in Highgate Conservation Area and is near the borough's border with LB Camden to the south.
- 3.3 The site is bounded to the west by the Senior Field, which is designated Metropolitan Open Land, to the north by another school building, to the east across Bishopswood Road are residential properties and to the south across Hampstead Lane is opens space which connects to Hampstead Heath.
- 3.4 The application site consists of 3 main buildings. Cholmeley House is the largest, built in 1938 and locally listed. It was purpose built as a school building and has an ancillary residential property currently used by the used the Junior School Principal. Inglehome was originally a Victorian residential villa but was later incorporated into the school. The Fives Courts were built in the early 20th C and are used for sports practice by the school as covered recreation space. There are also smaller ancillary buildings including a shed and the Tuck Shop.
- 3.5 There are areas of open space within the site, including a playground, a games court and all weather games ground. In addition there are a number of mature trees on site.

4.0 PLANNING HISTORY

- 4.1 There is no planning history to this site which is relevant to the current application. However in appendix 3 is a list of past applications relating to the site.

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 5.1 Conservation Area Consent is sought for the demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts to allow for the erection of a new part 2 storey, part 3 storey Junior School building with link attachments to retained Ingleholme Building. External alterations to retained Ingleholme Building. Associated car and cycle parking, landscaping, games and play areas and altered pedestrian accesses.
- 5.2 Cholmeley House is a red brick building built in 1937-8 and is locally listed. The Fives courts are in a part red brick, part rendered structure built in 1905 and extended in 1910. A roof was later added. The Tuck Shop is a simple single storey, flat roofed, pebble dashed building built in 1910. These buildings are proposed to be demolished.

6.0 RELEVANT PLANNING POLICY

6.1 The planning application is assessed against relevant national, London and local planning policy, including relevant:

- National Planning Policy Framework
- The London Plan 2011
- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Haringey Local Plan Strategic Policies and Proposals Map:
Haringey's draft Local Plan Strategic Policies were submitted to the Secretary of State in March 2011 for Examination in Public (EiP). The EiP Inspector has declared these policies as 'sound' – they will be recommended to the Council for formal adoption in February 2013 to replace the strategic policies within the existing Unitary Development Plan. As a matter of law, significant weight should be attached to the Strategic Policies however they cannot yet in themselves override Haringey's Unitary Development Plan (2006) which remains for the time being the statutory plan unless material considerations indicate otherwise.

6.2 A list of relevant planning policies is in appendix 2 of the report relating to the associated planning application ref: HGY/2012/2346.

7.0 CONSULTATION

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

7.1.1 Statutory Consultees

- Thames Water Utilities
- Met Police Crime Prevention Officer - Andrew Snape
- English Heritage
- Greater London Archaeological Advisory Service
- LB Camden

7.1.2 Internal Consultees

- Building Control
- Transportation
- Waste Management/Cleansing
- Design and Conservation
- Arboriculturalist
- Noise & Pollution
- Education

7.1.3 External Consultees

- Ward Councillors
- Highgate CAAC
- Highgate Society

7.1.4 Local Residents

- A Development Management Forum was held on 12 December 2012 attended by a local ward Councillor. Below is a summary of the points raised:
 - Concerns were raised over the impact on local traffic conditions
 - Noise and disturbance from construction
 - Construction vehicles could disrupt local traffic flow
 - Going by some of the drawings, the classroom layouts could result in glare on blackboards

7.1.5 The officer response to these points is below:

- There is no increase in pupil or staff numbers and no change to the location of the existing drop-off area
- The developer will be required by condition to submit a Construction Logistics Plan and Construction Management Plan to address noise and construction vehicle issues
- The classroom layouts are indicative however white boards and projectors are used

7.2 A summary of statutory consultees' and residents'/stakeholders' comments and objections is in Appendix 1.

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

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 and in view of this the number of letters received is likely to rise further after the officer's report is finalised but before the planning application is determined. These additional comments will be reported verbally to the Sub-Committee.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 Demolition

8.1.1 Policy 7.8 of the London Plan 2011 'Heritage assets and archaeology' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Policy CSV7 of the UDP 2006 states that applications for the demolition or substantial demolition of buildings in a Conservation Area will be refused if it would have an adverse impact on the character and appearance of the Conservation Area. The NPPF provides guidance on how the impact on Heritage Assets and any associated benefits should be assessed.

- 8.1.2 Paragraph 128 of the NPPF requires the applicant to describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting. Accordingly the applicant has submitted a Heritage Statement which correctly identifies Highgate Conservation Area as the relevant Designated Heritage Asset and describes the buildings on site and their respective contributions.
- 8.1.3 The site comprises four buildings which vary in their contribution to the significance of the Conservation Area.
- 8.1.4 Inglehome is a tall 3-storey later 19th Century villa in white gault brick, built in the Italianate style. It was built as large private house until becoming part of the Junior School. A number of alterations were undertaken including a conservatory removed, a modern fire escape added and the main entrance shifted to the flank elevation with an external flat canopy and steps. The original garden setting has also been lost.
- 8.1.5 The building is prominent on the corner of Bishopswood Road and Hampstead Lane and reflects the age, style, materials and form of other villas in the local area. As such, it is considered to make a positive contribution to the significance of Highgate Conservation Area.
- 8.1.6 Cholmeley house was purpose built as a Junior Boarding School in 1937-8. The building is predominantly 3-storeys high on an 'H' shaped plan. It is red brick with shallow pitched roofs behind parapets. Windows vary between timber sash and metal framed casements of different sizes. Although the building is of merit and Locally Listed, it is not as prominent on the townscape as Ingleholme and does not reflect other elements of the Conservation Area. Its contribution to the conservation area is therefore considered to be less than that of Ingleholme.
- 8.1.7 The Fives Courts (named after the traditional 'Eton Fives' hand tennis game) is 23m by 17m brick and render building containing six courts built in 1905 and a further four added in 1910. The roof is a later addition. The first of such courts were built at Eton around 1840 and at other public schools in the second half of the 19th Century. The earliest and least altered examples are well represented on Statutory Lists. The building is set back from the road and partly within Metropolitan Open Land (MOL). Although it has a connection to the school use of the site, the building is considered to make a limited contribution to the Conservation Area.
- 8.1.8 The Tuck Shop is a utilitarian single storey, flat roofed, pebble dashed building built in 1910. It is in the MOL and is of no particular historical or architectural interest. It does not make a positive contribution to the Conservation Area.
- 8.1.9 The Council does not have an adopted Conservation Area Character Appraisal for Highgate however, the assessment set out in the submitted Heritage Statement is considered sound.
- 8.1.10 The NPPF recognises that not all elements of a Conservation Area will necessarily contribute to its significance. The loss of a building which makes a

positive contribution to the significance of the Conservation Area should be treated either as 'substantial harm' or 'less than substantial harm', taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area.

- 8.1.11 The demolition of Cholmeley House, Tuck Shop building and substantial demolition of Fives Courts is considered to cause 'less than substantial harm' due to the relatively limited contribution of these buildings to the overall Conservation Area. The NPPF requires such harm to be balanced against the public benefit of the proposal. Demolition is required to allow for the erection of a new Junior School building, which will provide a more effective and modernised learning environment for pupils as well as remove buildings from the MOL, thereby improving its openness. The less than substantial harm to the Conservation Area is considered to be outweighed by these benefits.
- 8.1.12 Cholmeley House is Locally Listed and is therefore a 'non-designated heritage asset' under the NPPF. The loss of such assets should be taken into account and as discussed above, the loss of this asset is considered to be outweighed by the benefits of the proposal.
- 8.1.13 The proposal is considered to be in accordance with the approach set out in the NPPF. As such, it is considered that the proposal would meet the aims of London Plan Policy 7.8 and Haringey UDP Policies CSV3 and CSV7, which seek to preserve the character of Conservation Areas, having regard to their significance and the benefits of resulting development.
- 8.1.14 The proposed demolition is therefore considered to meet National, London and Local planning policy.

8.2 Merit of replacement proposal

- 8.2.1 The proposed demolition is required to facilitate the development of a new Junior School.
- 8.2.2 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Policies UD3 'General Principles', UD4 'Quality Design' continue this approach.
- 8.2.3 The design was chosen following an invited architectural competition held by Highgate School. Development of the design began in January 2011 and involved consultations with school staff, Local Planning Authority, English Heritage, Highgate Society and the Highgate CAAC.
- 8.2.4 The layout retains Ingleholme and removes buildings from the Metropolitan Open Land. The design addresses Senior Field in a positive way, improving access and capitalising on the visual amenity of the playing fields. The scheme provides a high quality learning environment and is designed with close attention to pupil and staff needs. The treatment of the Bishopswood Road elevation is sensitive to the conservation area by limiting the height of the building to below the eaves

level of Ingleholme, by having a material palette which reflects materials used locally and through careful detailing and articulation to break up the mass of the building.

- 8.2.5 The proposal was reviewed by the Haringey Design Panel and feedback was positive. The design was considered to be sensitive and well thought out, and would provide an inspiring and effective teaching environment. The panel recognised the need to refurbish Ingleholme as it was not considered fit for modern teaching requirements.
- 8.2.6 The design is supported by English Heritage and the Council's Design and Conservation Team. The Highgate CAAC has objected to the design however, the officers' view is that the scheme is well designed, responds appropriately to its context and the needs of pupils.
- 8.2.7 The Council's Principal Conservation Officer is of the view that the development is likely to make a positive contribution to the streetscene and Conservation Area.
- 8.2.8 The proposed replacement development is therefore considered to make a positive contribution to the Conservation Area and the proposed demolition would be in compliance with Policy 7.8 of the London Plan 2011 'Heritage assets and archaeology' and Haringey UDP Policies CSV3 and CSV7.

9.0 HUMAN RIGHTS

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

10.0 EQUALITIES

- 10.1 In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:-
- eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it
- 10.2 The new duty covers the following eight protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or

civil partnership status.

10.3 The application will facilitate the development of a new Junior School. The new building will improve school facilities and improve inclusive access. Pupils will make use of good quality temporary facilities during demolition and construction works. The development is therefore considered to result in positive outcomes for school age children and those with disabilities. No other groups sharing the above protected characteristics are likely to be negatively affected.

11.0 SUMMARY AND CONCLUSION

11.1 The site is Highgate Junior School, which is in Highgate Conservation Area and the proposal is to demolish Cholmeley House and the Tuck Shop and substantially demolish the Fives Court.

11.2 Cholmeley House is locally listed however its contribution to the significance of the Conservation Area, which is the ‘Heritage Asset’ in this case, is considered to be relatively limited. Similarly, the Tuck Shop and Fives Courts make little contribution to the significance of the Conservation Area.

11.3 The proposed demolition would therefore cause ‘less than substantial harm’ to the significance of the Heritage Asset. In accordance with National guidance, this harm is balance against the public benefits of the proposal and it is considered that the benefits stemming from the provision of a new high quality school building and the removal of buildings from the adjacent Metropolitan Open Land outweigh the harm caused to the Conservation Area.

11.4 The demolition and associated development is supported by English Heritage and the Council’s Principal Conservation Officer.

11.5 Both the applicant and Council consulted widely and responses were taken into account by officers.

11.6 It is therefore considered that the proposal is in compliance with National guidance and London and Local planning policy. Conservation Area Consent should therefore be granted.

12.0 RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions below

DOCUMENTS
Title
Design and Access Statement
Planning Statement
Ecology Report
Heritage Statement
Landscape Design Statement
Statement of Community Involvement

PLANS		
Plan Number	Rev.	Plan Title
7195-PL-000		SITE LOCATION PLAN
7195-PL-001		EXISTING SITE PLAN / STREETScape
7195-PL-002		EXISTING ELEVATIONS - EAST AND WEST
7195-PL-003		EXISTING ELEVATIONS - NORTH AND SOUTH
7195-PL-004		EXISTING SITE PLAN / STREETScape INC. NEW
7195-PL-010		PROPOSED SITE PLAN / EAST ELEVATION
7195-PL100		DEMOLITION PLAN
7195-PL-150		PROPOSED GROUND FLOOR PLAN
7195-PL-151		PROPOSED FIRST FLOOR PLAN
7195-PL-152		PROPOSED SECOND FLOOR PLAN
7195-PL-153		PROPOSED ROOF FLOOR PLAN
7195-PL-650		PROPOSED ELEVATIONS - EAST AND WEST
7195-PL-651		PROPOSED ELEVATIONS - NORTH AND SOUTH
7195-PL-850		PROPOSED SECTIONS
7195-PL-900		VIEW LOCATIONS
7195-PL-901		VIEW 1 - NORTH PANORAMIC
7195-PL-902		VIEW 2
7195-PL-903		VIEW 3
7195-PL-904		VIEW 4
7195-PL-905		VIEW 5
7195-PL-906		VIEW 6

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

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'.

APPENDICES:

- 12.1 Appendix 1: Consultation Responses
- 12.2 Appendix 2: Planning History

Consultation Responses

No.	Stakeholder	Question/Comment	Response
	STATUTORY		
	Thames Water	No objection	Noted
	English Heritage	<p>Waste Water informative recommended</p> <p>Supported the principle of a design competition</p> <p>Recognise that Cholmeley House, whilst of some interest locally, would be difficult to alter to meet modern educational needs and standards</p> <p>The LPA should apply the strictest conditions with regard to design and materials</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>
	INTERNAL		
	Design and Conservation	<p>No major concerns. Design is sensitive, well thought out and would make a positive contribution to the local area.</p> <p>No objection to proposed demolition.</p>	<p>Noted</p> <p>Noted</p>
	EXTERNAL Highgate CAAC	<p>The scheme would be damaging to the character and appearance of the CA:</p> <ul style="list-style-type: none"> • Poor appreciation of the nature of the site • Inappropriate articulation of building forms • Incoherent choice of materials • Inglehome should not be as heavily refurbished • The articulation between 	<p>The design is considered to be of high quality and appropriate to the site's context and building's function. See section on the merits of the replacement design.</p>

No.	Stakeholder	Question/Comment	Response
		<p>Ingleholme and the new blocks is too constricted</p> <ul style="list-style-type: none"> • The elements on the Bishopwood Rd and Hampstead Lane is unresolved • The new blocks do not respond to the curve of Bishopwood Road are poorly modelled • The main entrance is poor • The field side of the building does not respond to the changing ground level of the site 	
	DEVELOPMENT MANAGEMENT FORUM	See section 7.1.4	See section 7.1.5
	RESIDENTS 2 Normandy Mansions, Normandy Ave, High Barnet.	<p>1 Response received</p> <p>The objector was once a local resident and is familiar with Highgate Cholmeley House is Locally Listed and should be retained. It is an attractive building and part of local history</p> <p>The contemporary architectural style of the new building is at odds with the rest of the street. It does not preserve the school's history.</p>	<p>Noted.</p> <p>The harm caused by the loss of this building is outweighed by the quality of the design of the replacement building and the benefit of a new school building.</p> <p>The contemporary design is considered to be of a high quality and preserves the quality of the conservation area. See section on design in main report.</p>

APPENDIX 2

PLANNING HISTORY

Planning History for Highgate School, Bishopswood Road, N6

- HGY/1989/1084 - Change of use of junior sports pavilion to music school including the provision of new entrance doorway, closing existing doorway and replacing with windows and alterations to the fenestration on the front elevation – GRANTED
- HGY/1989/0103 - Change of use of changing room to junior music school involving alterations to existing elevation GRANTED
- HGY/1991/1198 - Details pursuant to condition 8 attached to the planning permission dated 12/8/91 ref no. HGY/43192 – GRANTED
- HGY/1992/0455 - Removal of timber boarding from two arches and replacement with frameless sheets of toughened glass engraved with coat of arms in Southwood Lane elevation – GRANTED
- HGY/1993/1330 - Crown reduction by 30% of one Chestnut and removal of crown of one Oak. (Subject to T.P.O) - GRANTED
- HGY/1995/0628 - Erection of ground floor rear/side extension to maintenance workshop to provide two offices and improved store – GRANTED
- HGY/1996/0403 - Conservation Area Consent for demolition of part of dining hall to allow for the erection of an extension - GRANTED
- HGY/1996/0404 - Erection of ground floor extension to provide lavatory accommodation – GRANTED
- HGY/1996/0996 - Various works to numerous trees covered by Tree Preservation Order including felling of dead trees, crown reduction and removal of dangerous branches – GRANTED
- HGY/1999/0719 - Various arboricultural works to Lime, Holly, Sycamore, Oak, Cherry, Beech, and Sycamore trees. (see attached schedule dated 2/6/99) – GRANTED
- HGY/2006/0502 - Construction of 105m x 44m (approx) all weather pitch with 3m (approx) high sports fencing together with soft landscaping – REFUSED
- OLD/1952/0042 - Erection of garage on side of demolished coach-house – GRANTED
- OLD/1985/0083 - Felling and removal of 1 Cherry tree – GRANTED
- OLD/1987/0100 - Erection of Sports Hall, changing rooms and associated facilities – GRANTED
- OLD/1987/0101 - Replacement of existing fire escape ladders with two fire escape stairs - GRANTED

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Planning Sub-Committee 18 February 2013

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2012/2446	Ward: Highgate
Date received: 18/12/2012	
Address: Highgate School Senior Field Hampstead Lane N6	
Proposal: Installation of temporary Junior School accommodation (expiring 31 January 2016) with associated landscaping and subsequent reinstatement of open space	
Existing Use: School playing fields	
Proposed Use: Temporary school buildings	
Applicant/Owner: Highgate School	

DOCUMENTS

Title
Design and Access Statement
Heritage Statement
Statement of Community Involvement
Landscape Planning Statement
Ecological Report
Arboricultural Implications Report
Transport Statement and Travel Plan
Archaeological Desk Based Assessment

PLANS

Plan Number	Rev.	Plan Title
1052/GA/001		Ground floor plan existing
1052/GA/011		Ground floor plan proposed
1052/GA/012		First floor plan proposed
1052/GA/013		Roof plan proposed
1052/GE/001		East elevation existing
1052/GE/002		South elevation existing
1052/GE/003		West elevation existing
1052/GE/004		North elevation existing
1052/GE/011		East elevation proposed
1052/GE/012		South elevation proposed
1052/GE/013		West elevation proposed
1052/GE/014		North elevation proposed
1052/GE/021		East landscape elevation proposed
1052/GL/001		Site location plan existing
1052/GL/002		Site plan existing

1052/GL/011		Site location plan proposed
1052/GL/012		Site plan proposed
1052/GS/011		Section AA proposed
1052/GS/012		Section BB proposed
1052/D/001		Gates detail existing
1052/D/002		Gates detail proposed
52 L 01 D		Landscape masterplan
52 L 02 D		Landscape masterplan

Case Officer Contact:

Jeffery Holt

P: 0208 489 5131

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

Unitary Development Plan 2006:

- Metropolitan Open Land
- Conservation Area

RECOMMENDATION

GRANT PERMISSION subject to conditions and the completion of a s106 legal agreement

SUMMARY OF REPORT:

The application site is Highgate Junior School, in Highgate Conservation and in Metropolitan Open Land.

Installation of temporary Junior School accommodation (for two years) with associated landscaping and subsequent reinstatement of open space. The temporary school is required to facilitate the construction of a new permanent Junior School on the site of the existing.

The temporary buildings will be a prefabricated modular construction to minimise disturbance to the ground. The proposal responds well to its context and is of an acceptable design quality. It will provide a suitable learning and play environment for pupils.

There would be no harm to residential amenity, the conservation area, traffic and highway conditions and biodiversity provided that the buildings are properly removed and reinstated.

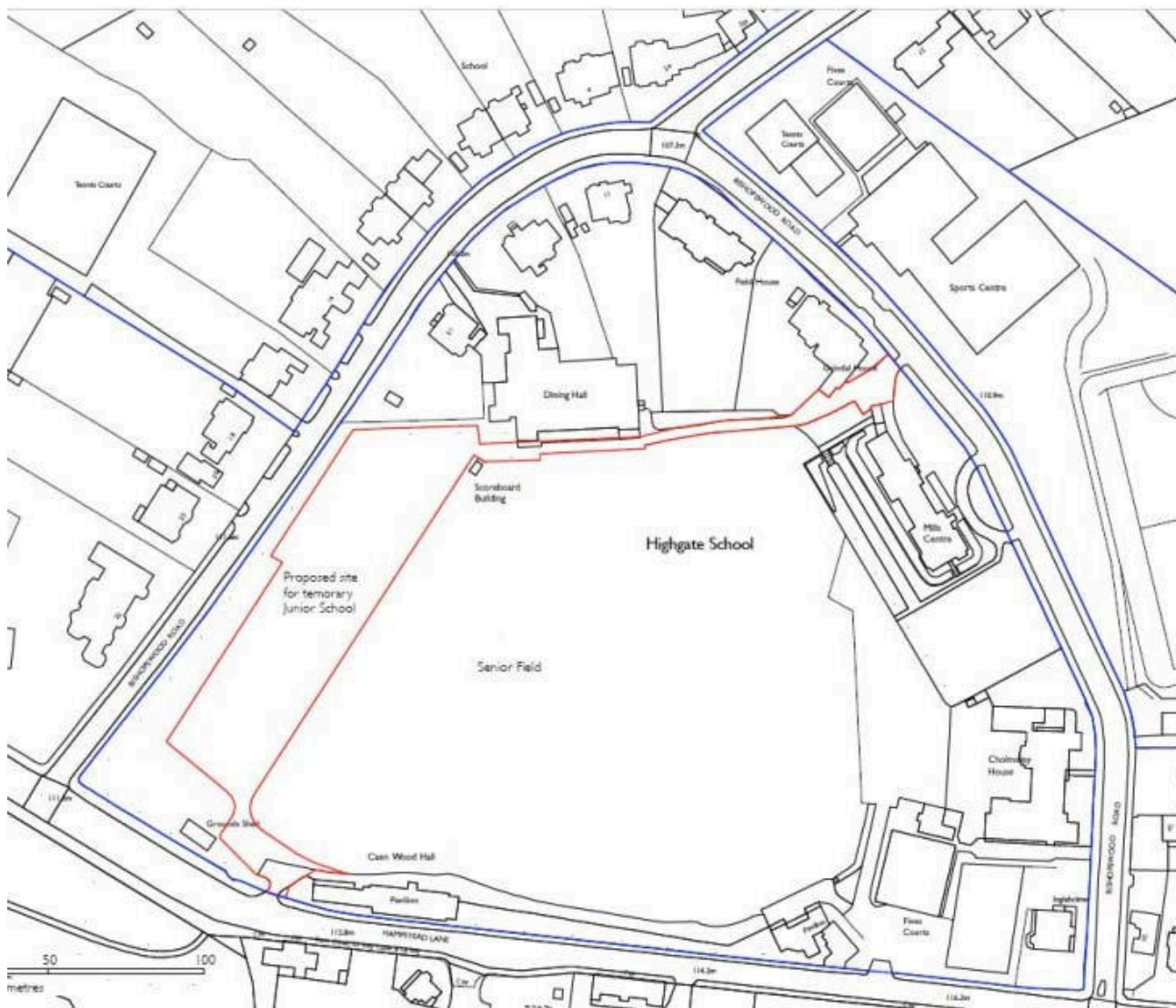
Both the applicant and Council consulted widely and responses were taken into account by officers.

The proposal is considered to be in accordance with National Guidance and London and Local Policy and planning permission should therefore be granted.

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

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13.0	APPENDICES: Appendix 1: Consultation Responses

1.0 PROPOSED SITE PLAN



2.0 IMAGES



View from playground leading to the front entrance.



View from north side of senior field and pedestrian path.



Artist's impression

3.0 SITE AND SURROUNDINGS

- 3.1 The subject site is Highgate School, which is made up of the Pre-Preparatory School, the Junior School, the Mallinson Sports Centre and the Senior School on nearby North Road and Southwood Lane. The application relates to land situated on the west side of the Senior playing fields, north of Hampstead Lane and adjacent to the western branch of Bishopswood Road. It is currently used as a football field.
- 3.2 The school is in Highgate Conservation Area and is near the borough's border with the London Borough of Camden to the south. No.'s 16, 18 and 22 Bishopswood Road are late 19th Century buildings opposite the site and are Locally Listed. Senior Field is designated Metropolitan Open Land.
- 3.3 To the west of the site, on the other side of Bishopswood Road is residential development, to the north are school buildings, to the east is Senior Field, with the existing and proposed Junior school at the far eastern end. To the south, across Hampstead Lane is Caen Wood Hall and open land leading towards Hampstead Heath.

4.0 PLANNING HISTORY

- 4.1 There is no planning history to this site which is relevant to the current application. The following applications are concurrent and related to this application:

- HGY/2012/2346 - Demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts. Erection of a new part 2 storey, part 3 storey Junior School building with link attachments to retained Ingleholme Building. External alterations to retained Ingleholme Building. Associated car and cycle parking, landscaping, games and play areas and altered pedestrian accesses.
- HGY/2012/2347 - Conservation Area Consent for demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts. Erection of a new part 2 storey, part 3 storey Junior School building with link attachments to retained Ingleholme Building. External alterations to retained Ingleholme Building. Associated car and cycle parking, landscaping, games and play areas and altered pedestrian accesses.

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 5.1 Permission is sought for the installation of temporary Junior School accommodation, for approximately three years, with associated landscaping and subsequent reinstatement of open space.
- 5.2 Temporary accommodation is required during the development of a new Junior School building on the site of the existing building. This development is subject to a concurrent application.
- 5.3 The proposed development consists of part single, part 2- storey modular buildings in 2 parallel rows with a courtyard in between. The buildings are aligned with Bishopswood Road creating an 80m long and 38m wide complex. The temporary buildings will house all current Junior School facilities. To the north is a play area and pedestrian access to the rest of the school. An existing vehicular access on Hampstead Lane will be used for refuse collection and emergency vehicle access. Pupils will arrive from the north east via a pathway around Senior Field connecting to the existing drop-off area on Bishopswood Road.
- 5.4 Classrooms are placed on the east side and all benefit from views of the playing field. Specialist facilities such as science, music and the library, are in the single storey western block. The entrance, administrative and staff rooms are in the northern block facing the playground. Three staircases are provided.
- 5.5 The temporary buildings, including all site works, landscaping, access alterations, boundary treatments and roads, will be removed and the original use and appearance restored as soon as possible after the new Junior School is completed and occupied. This is to be ensured by a time-limited permission expiring 31 January 2016.
- 5.5.1 External areas consist of a general play area with safety rubberised ground finish, a natural play area with informal timber forms and a harder tarmac ball games area with ball stop netting 3.4m high.

6.0 RELEVANT PLANNING POLICY

6.1 The planning application is assessed against relevant national, London and local planning policy, including relevant:

- National Planning Policy Framework
- The London Plan 2011
- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Haringey Local Plan Strategic Policies and Proposals Map:
Haringey's draft Local Plan Strategic Policies were submitted to the Secretary of State in March 2011 for Examination in Public (EiP). The EiP Inspector has declared these policies as 'sound' – they will be recommended to the Council for formal adoption in February 2013 to replace the strategic policies within the existing Unitary Development Plan. As a matter of law, significant weight should be attached to the Strategic Policies however they cannot yet in themselves override Haringey's Unitary Development Plan (2006) which remains for the time being the statutory plan unless material considerations indicate otherwise.

6.2 A list of relevant planning policies is in appendix 2 of the report relating to the associated planning application ref: HGY/2012/2346.

7.0 CONSULTATION

7.1 The School undertook consultation in 2012 in tandem with the proposals for the new permanent Junior School building. Presentations were given to the Highgate Society, parents of pre-preparatory and years 3-6 pupils and the general public. Letters were sent to the 3 ward councillors, the local Member of Parliament and residents opposite the site. Advertisements were placed in 5 local papers with articles appearing in the Ham & High Journal 25 October 2012 and the Highgate Society's *Buzz* publication, Autumn edition.

7.2 Feedback was generally positive with the main concern raised being the quality of any temporary accommodation, in terms of the learning environment for pupils. However, these concerns were overcome based on the high quality modular facilities and ancillary outdoor spaces proposed. Other concerns raised related to the timing and management of construction operations. The proper management of construction will be secured by conditions and construction is expected to begin Jan 2014 if permission is approved.

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

7.3.1 Statutory Consultees

- Thames Water Utilities
- Met Police Crime Prevention Officer - Andrew Snape
- Greater London Archaeological Advisory Service

- London Fire Brigade
- LB Camden

7.3.2 Internal Consultees

- Building Control
- Transportation
- Waste Management/Cleansing
- Design and Conservation
- Arboriculturalist
- Education

7.3.3 External Consultees

- Ward Councillors
- Highgate CAAC
- Highgate Society

7.3.4 Local Residents

- Residents and business occupiers of approximately 700 properties were consulted in the general area of the application site.
- A Development Management Forum was held on 12 December 2012 attended by a local ward Councillor. Below is a summary of the points raised:
 - The site of the temporary school contains an old earth bank which may be of archaeological interest

7.3.5 The officer response to these points is below:

- A desktop assessment has been prepared and a watching brief will put in place to ensure that if anything is discovered it is properly reported.

7.4 A summary of statutory consultees' and residents'/stakeholders' comments and objections is in Appendix 1.

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

7.6 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 is likely to rise further after the officer's report is finalised but before the planning application is determined. These additional comments will be reported verbally to the Sub-Committee.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 Principle of Development

- 8.1.1 The proposed development is required to facilitate the construction of a new Junior School building on the existing Junior School site. Planning law allows for a condition to be applied to a permission requiring a use be discontinued and buildings removed after a specified period. In this instance, a time-limited expiring 31 January 2016 is sought.
- 8.1.2 Improvements to education facilities are supported by London Plan Policy 3.18 'Education Facilities' and Haringey Local Plan Policy SP16 'Community Infrastructure' and the principle of the development is considered acceptable.

8.2 Design and Impact on Conservation Area

- 8.2.1 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Policies UD3 'General Principles', UD4 'Quality Design' continue this approach.
- 8.2.2 The height of the development is limited to 2-storeys to minimise the scale of the development. The single storey elements are placed on the west side to reduce the bulk of development nearest to the street. The arrangement of blocks is slightly staggered to break up the length of the building and add interest to otherwise plain modular blocks.
- 8.2.3 The walls be a warm light grey and windows a dark grey polyster powder coated aluminium. Timber slats will be used to clad the entrance elevation and courtyard walls to soften the appearance of the buildings for pupils. The slats can be used to encourage creeper planting.
- 8.2.4 The stair pods are proposed to be painted board in a contrasting warm colour however, the Council's Conservation Officer objected to this choice, preferring a grey to harmonise with the modular buildings. The applicant confirmed that these stair cores will grey as well. This will be secured by condition.
- 8.2.5 Low level lighting is provided from the main entrance to the playground with security lighting placed above each doorway. No additional is proposed lighting between Hampstead Lane and the southern end of the building.
- 8.2.6 The temporary school is considered to be a of a quality design. The harm on Conservation Area is considered to be 'less than substantial' due to the temporary nature of the development. Accordingly, the harm must be balanced against the public benefit of the proposal. The development is required to allow for the erection of a new Junior School building, which will provide a more effective and modernised learning environment for pupils as well as remove buildings from the Metropolitan Open Land, thereby improving its openness. The

less than substantial harm to the Conservation Area is considered to be outweighed by these benefits.

- 8.2.7 Consequently, provided that it is properly removed, the development is of acceptable quality and would cause no long term harm to the conservation area. The proposal is in compliance with the above policies.

8.3 Trees

- 8.3.1 Under Policy OS17 'Tree Protection, Tree Masses and Spines' of the Haringey UDP, the Council will seek to protect and improve the contribution of trees to local character. London Plan Policy 7.4 'Trees and Woodlands' states that existing trees of value should be retained and any loss as the result of development should be replaced.
- 8.3.2 There are mature trees along the boundary of the site all of which will be retained. The temporary buildings will lie outside the root protection areas of all except one tree. Deep foundations are not required for the temporary modular buildings proposed so there is low risk of permanent damage. However, robust tree protection measures will be secured by condition.
- 8.3.3 The overall impact on visual amenity provided by trees and planting is considered to be neutral for the duration of the development. The land will be restored following the decommissioning of the temporary school. Plants and semi-mature trees planted for the temporary building will be relocated to the new Junior School.
- 8.3.4 The proposal is considered to be in compliance with the above policies.

8.4 Impact on Open Space

- 8.4.1 The school's playing fields and associated open spaces are designated as Metropolitan Open Land (MOL). The openness of such land is protected by London Plan Policy 7.17 'Metropolitan Open Land', Local Plan Policy SP13 'Open Space and Diversity' and UDP Policy OS5 'Development adjacent to open spaces'. It is clearly not appropriate that such a site shall be considered for permanent built structures.
- 8.4.2 In choosing a site for the temporary school a number of options were considered. The current site was chosen due to the ease of access to the dining hall and Caen Wood Hall and ease of access for construction vehicles. It would not require pupils to cross roads or require a change to the existing drop-off areas.
- 8.4.3 The proposed modular buildings are put together using dry, factory made connections, so dust and disturbance is minimised, although concrete or steel foundations will be required but these will be removed.
- 8.5 The buildings will be removed in four stages:

- Removal of internal fit out elements and services and transporting of all re-usable landscaping elements and tree to main school site
- Dismantling and removal onto lorries of the modular buildings

- Removal of foundations, hard landscaped surfaces, planting, fences, temporary trees and all associated external works
- Restoration of entire site to playing fields

8.5.1 Removal will be ensured by a condition that also requires the land to be reinstated.

8.5.2 Therefore, subject to this condition, the long term impact on the MOL will be minimal, in compliance with the above policies

8.6 Impact on Amenity

8.6.1 London Plan Policy 7.6 'Architecture' and 7.15 'Reducing noise and enhancing Soundscapes', as well as UDP Policy UD3 requires development proposals to have no significant adverse impacts on the amenity of surrounding development.

8.6.2 The buildings are arranged such that the 2-storey elements are set furthest away from the street and nearby residential properties. The single storey blocks are 4m high and almost 14m away from Bishopswood Road. There would be no significant harm to light and no harm to outlook.

8.6.3 The 2-storey elements accommodate the classroom leaving the single storey buildings to house the specialist teaching areas. This arrangement keeps the more intensively used spaces further away from the residential properties to minimise noise.

8.6.4 The proposed development is therefore considered to cause no significant harm to local residential amenity in compliance with the above policies.

8.7 Traffic and Parking

8.7.1 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the Parking Policies in the London Plan 2011 and Haringey Local Plan Policy SP7 and more generally in Policy UD3 of the UDP 2006.

8.7.2 The Council's Transportation and Highways Authority have assessed the proposal and do not object, subject to conditions. The proposed development would not result in an increase pupil or staff numbers. Pupils will be encouraged to access the site via the existing main entrance on the east arm of Bishopswood Road. Minor amendments to the vehicular access onto Hampstead Lane are proposed in order to ease entry and egress for emergency and construction vehicles whilst works are being carried out. The Transportation and Highways Authority have considered that the proposal is unlikely to have a significant impact on the existing traffic or parking levels in the area.

8.7.3 Subject to a condition requiring a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP), development would be in compliance with the above policies.

8.8 Noise

- 8.8.1 Policy 7.15 'Reducing noise and enhancing Soundscapes' of the London Plan 2011 and UDP Policy ENV6 seeks to minimise the existing and potential adverse impacts of noise on development proposals.
- 8.8.2 The proposed temporary school buildings are set at least 13m from Bishopswood Road, which is a generally greater setback from that road than that of the existing school. The buildings are also set at least 30m from Hampstead Lane. Noise conditions would therefore be comparable to the existing school.
- 8.8.3 The proposed development would therefore provide a satisfactory school environment in compliance with the above Policies.

8.9 Inclusive Design and Access

- 8.9.1 UDP Policy UD3 "General Principles" and SPG 4 "Access for All – Mobility Standards" seek to ensure that there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties. 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 of the proposed places and spaces into consideration, including disabled and deaf people, older people, children and young people.
- 8.9.2 The design takes account of all relevant standards and best practice including Part M of the Building Regulations 2010 and the Disability Discrimination Act 1995 as amended. LBH Building Control were consulted during the development of the design.

8.10 Secure by Design

- 8.10.1 London Policy 7.3 requires development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. This is continued in Haringey UDP Policy UD4.
- 8.10.2 The Crime Prevention Design Adviser for Haringey Police is supportive stating that the general layout appears well designed with good natural surveillance and guardianship of the main entrance. He has not objected to the scheme.

8.11 Energy & Sustainability

- 8.11.1 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions.
- 8.11.2 Due to the temporary nature of the buildings, it would not be appropriate to apply the GLA energy hierarchy and require on-site renewable energy. However, The proposed buildings will comply with the relevant Parts of the Buildings Regulations with regard to thermal performance. The modular construction method allows the components of these buildings can generally be re-used in other development.
- 8.11.3 The proposed development is therefore consider to be in compliance with Policy 5.3 'Sustainable design and construction' of the London Plan and UD2 of the Haringey UDP.

8.12 Ecology

- 8.12.1 London Plan Policy 7.19 'Biodiversity and access to nature' requires development to make a positive contribution to the protection, enhancement, creation and management of biodiversity. This approach is continued by Local Plan Policy SP13 'Open Space and Biodiversity'.
- 8.12.2 The site is not in or near a site identified in the Local Plan as Ecologically Value Land and the applicant has submitted an Ecology Report for both temporary and permanent school sites which notes that they have generally low habitat value. Only trees, shrubs and hedgerows are of limited value due to the potential to support small numbers of garden and woodland nesting birds during the breeding season. Consequently, a condition ensuring that removal of above ground vegetation is undertaken outside the bird breeding season or immediately after a survey confirming no birds are present.
- 8.12.3 The proposed development would be in compliance with the above policies.

8.13 Ground Conditions and Contamination

- 8.13.1 London Plan Policy 5.21 'Contaminated Land' requires that appropriate measures should be taken to ensure that development on previously contaminated land does not activate or spread contamination. This is continued in Haringey UDP Policy ENV11.
- 8.13.2 The Council's Commercial Environmental Health Team has been consulted and no issues of contamination have been raised owing to the limited excavation required for the development and the site not being previously developed.

8.14 Archaeology

- 8.14.1 London Plan Policy 7.8 'Heritage assets and archaeology', Local Plan Policy SP12 'Conservation' and UDP Policy CSV8 'Archaeology' seek the protection and management of archaeological remain where development is proposed. The site is not in an area of archaeological importance as identified by the Unitary Development Plan 2006.
- 8.14.2 The submitted Archaeological desktop assessment concludes that historical evidence suggests that there have never been any buildings or development on the site. Therefore, any earlier archaeological deposits are unlikely to be excavated by the current development (where excavation is unlikely to be deeper than 1m). According to the assessment, the site does contain an earth bank and a pond and it is unclear precisely what these features were, or from when they date. Accordingly, a condition will be applied to ensure that a programme of investigation is secured during construction.

8.15 Waste management

- 8.15.1 London Plan Policy 5.17 'Waste Capacity' and UDP Policy UD7 'Waste Storage' require development proposals make adequate provision for waste and recycling storage and collection.
- 8.15.2 Refuse vehicles will arrive via an existing vehicle access on Hampstead Lane and collect refuse and recycling from an open fenced storage area at the southwest

corner of the development. The Council's transportation team do not object to this servicing arrangement.

8.15.3 The proposal is in compliance with the above policies.

9.0 HUMAN RIGHTS

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

10.0 EQUALITIES

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

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

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

10.3 The temporary school will improve disabled access relative to the existing school. The temporary school is required to facilitate the development of a new Junior School which will improve school facilities and improve inclusive access. The development is therefore considered to result in positive outcomes for school age children and those with disabilities. No other groups sharing the above protected characteristics are likely to be negatively affected.

11.0 SUMMARY AND CONCLUSION

11.1 The application site is Highgate Junior School, in Highgate Conservation Area and in Metropolitan Open Land.

11.2 Installation of temporary Junior School accommodation (for approximately 3 years) with associated landscaping and subsequent reinstatement of open space. The temporary school is required to facilitate the construction of a new permanent Junior School on the site of the existing.

- 11.3 The temporary buildings will be a prefabricated modular construction to minimise disturbance to the ground. The proposal responds well to its context and is of an acceptable design quality. It will provide a suitable learning and play environment for pupils.
- 11.4 There would be no harm to residential amenity, the conservation area, traffic and highway conditions and biodiversity provided that the buildings are properly removed and reinstated.
- 11.5 Both the applicant and Council consulted widely and responses were taken into account by officers.
- 11.6 The proposal is considered to be in accordance with National Guidance and London and Local Policy and planning permission should therefore be granted.

12.0 RECOMMENDATION

GRANT PERMISSION subject to conditions below:

DOCUMENTS
Title
Design and Access Statement
Heritage Statement
Statement of Community Involvement
Landscape Planning Statement
Ecological Report
Arboricultural Implications Report
Transport Statement and Travel Plan
Archaeological Desk Based Assessment

PLANS		
Plan Number	Rev.	Plan Title
1052/GA/001		Ground floor plan existing
1052/GA/011		Ground floor plan proposed
1052/GA/012		First floor plan proposed
1052/GA/013		Roof plan proposed
1052/GE/001		East elevation existing
1052/GE/002		South elevation existing
1052/GE/003		West elevation existing
1052/GE/004		North elevation existing
1052/GE/011		East elevation proposed
1052/GE/012		South elevation proposed
1052/GE/013		West elevation proposed
1052/GE/014		North elevation proposed
1052/GE/021		East landscape elevation proposed
1052/GL/001		Site location plan existing
1052/GL/002		Site plan existing
1052/GL/011		Site location plan proposed
1052/GL/012		Site plan proposed
1052/GS/011		Section AA proposed

1052/GS/012		Section BB proposed
1052/D/001		Gates detail existing
1052/D/002		Gates detail proposed
52 L 01 D		Landscape masterplan
52 L 02 D		Landscape masterplan

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 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'.

APPENDICES:

- 12.1 Appendix 1: Consultation Responses
- 12.2 Appendix 2: Planning History

APPENDIX 1

Consultation Responses

No.	Stakeholder	Question/Comment	Response
	STATUTORY		
	London Fire & Emergency Planning Authority	No objection.	Noted.
	INTERNAL		
	Building Control	Development will be subject to Building Regulations 2010	Noted
	Transportation	<p>The proposal is unlikely to have a significant impact on the existing traffic or parking levels currently experienced within the immediate locality.</p> <p>Conditions/informatives recommended: - Amendment of existing access to Hampstead Lane to be at applicant's expense - submission of Construction Logistics Plan</p>	<p>Noted</p> <p>Noted. Conditions and informatives added.</p>
	Design and Conservation	<p>Approve subject to conditions, provided that:</p> <ul style="list-style-type: none"> • The stair cores are in matching grey rather than a warm colour (essential change) • The walls are timber clad (negotiable change) <p>Conditions:</p> <ul style="list-style-type: none"> • 2 year maximum temporary 	<p>Applicant confirmed that stair cores will be grey. A condition will be added to confirm this.</p> <p>Timber cladding proposed on main entrance wall</p> <p>Permission will be for 3 years maximum</p>

No.	Stakeholder	Question/Comment	Response
		permission <ul style="list-style-type: none"> • Samples of materials to be approved 	Condition added
	DEVELOPMENT MANAGEMENT FORUM	See section 7.3.4	See section 7.3.5
	RESIDENTS		
	20 Bishopswood Road	Increased school parking pressure on Bishopswood Road. There are existing problems of road and driveway blockage A single yellow line should be introduced to Bishopswood Road immediately	There are no changes to the number of pupils or to the existing drop-off arrangements. There will be no greater impact. This is not considered necessary at this time.

PLANNING HISTORY

Planning History for Highgate School, Bishopswood Road, N6

- HGY/1989/1084 - Change of use of junior sports pavilion to music school including the provision of new entrance doorway, closing existing doorway and replacing with windows and alterations to the fenestration on the front elevation – GRANTED
- HGY/1989/0103 - Change of use of changing room to junior music school involving alterations to existing elevation GRANTED
- HGY/1991/1198 - Details pursuant to condition 8 attached to the planning permission dated 12/8/91 ref no. HGY/43192 – GRANTED
- HGY/1992/0455 - Removal of timber boarding from two arches and replacement with frameless sheets of toughened glass engraved with coat of arms in Southwood Lane elevation – GRANTED
- HGY/1993/1330 - Crown reduction by 30% of one Chestnut and removal of crown of one Oak. (Subject to T.P.O) - GRANTED
- HGY/1995/0628 - Erection of ground floor rear/side extension to maintenance workshop to provide two offices and improved store – GRANTED
- HGY/1996/0403 - Conservation Area Consent for demolition of part of dining hall to allow for the erection of an extension - GRANTED
- HGY/1996/0404 - Erection of ground floor extension to provide lavatory accommodation – GRANTED
- HGY/1996/0996 - Various works to numerous trees covered by Tree Preservation Order including felling of dead trees, crown reduction and removal of dangerous branches – GRANTED
- HGY/1999/0719 - Various arboricultural works to Lime, Holly, Sycamore, Oak, Cherry, Beech, and Sycamore trees. (see attached schedule dated 2/6/99) – GRANTED
- HGY/2006/0502 - Construction of 105m x 44m (approx) all weather pitch with 3m (approx) high sports fencing together with soft landscaping – REFUSED
- OLD/1952/0042 - Erection of garage on side of demolished coach-house – GRANTED
- OLD/1985/0083 - Felling and removal of 1 Cherry tree – GRANTED
- OLD/1987/0100 - Erection of Sports Hall, changing rooms and associated facilities – GRANTED
- OLD/1987/0101 - Replacement of existing fire escape ladders with two fire escape stairs - GRANTED

Planning Sub Committee 18 February 2013

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB COMMITTEE

Reference No: HGY/2012/2343	Ward: Bounds Green
Address: The Spring Tavern 133 Bounds Green Road N11 2PP	
Proposal: Erection of 3 storey extension with a mansard roof extension and conversion of building into 8 self contained flats, including the relocation of the function room, new kitchen, relocation of the toilets and the provision of a bin and cycle store.	
Existing Use: Public House	Proposed Use: C3 Residential
Applicant: Mr G Grealis Crofton Developments	
Ownership: Private	
Date received: 07/12/2012 Last amended date: 7 February 2013	
Drawing number of plans: Springfield 001 and 002 Rev G	
Case Officer Contact: David Alabi	
PLANNING DESIGNATIONS: Road Network: Classified Road	
RECOMMENDATION: GRANT PERMISSION subject to conditions and subject to Sec. 106 Legal Agreement	
SUMMARY OF REPORT: The proposal is for the erection of a 3 storey rear extension and the conversion of the building into 8 self-contained flats. The scheme has been amended to improve the size of the accommodation and in order to improve the general design and appearance of the main elevation to Park Road. The resultant scheme will provide a high standard of accommodation in a sustainable location. All the unit and room sizes associated with the conversion are consistent with the Council's floorspace minima and the associated changes to the design and layout of the building are considered sensitive to the building, its surrounding and character of the area, and overall the proposal will provide adequate living accommodation. This application is recommended for approval subject to a S106 securing an education contribution and securing the units to be 'car fee'.	

1. SITE AND SURROUNDINGS

- 1.1 The application site is known as The Springfield Park Tavern, located at 133 Bounds Green Road N22, on a corner site adjacent to Park Road. The property is a three storey building with a public house on the ground floor and residential accommodation above. The property is constructed of brick, painted green at ground floor level. The upper floors have arched windows with red-brick soldier course contrast and a detailed parapet. At the rear of the property is a single storey extension with pitched roof which presents to Park Road with a parapet wall painted red punctured by an entrance door and three grilled windows. Further along the Park Road frontage is a crossover and entrance gate servicing the rear courtyard.
- 1.2 The site forms part of a short parade of shops and commercial uses, although not designated as a town centre or local shopping parade close to Bounds Green station. The next door property on Bounds Green Road is a Tesco Express (a triple frontage shop which extends the entire depth of the site at ground floor level). Next to the Tesco is a Homelink and then a cafe, an off-licence and on the corner a Ladbrokes betting shop. Above all of the commercial units are two floors of residential accommodation except for the Ladbrokes which also has rooms in the roof at third floor level. On the opposite corner of Bounds Green Road and Park Road is Bounds Green Junior School.
- 1.3 The site is close to Bounds Green Underground and Bowes Park Railway Stations. A number of local buses also service Bounds Green Road and Brownlow Road/Durnsford Road.
- 1.4 The site is not located within any specific designation within the Unitary Development Plan and Proposals Map. The site is not located within a Conservation Area and the property is not a Statutory or Locally Listed Building.

2. RELEVANT PLANNING HISTORY

None.

3. PROPOSAL

- 3.1 The proposal seeks to extend the existing building fronting Park Road with a three storey extension to the rear and side facing Park Road and a roof extension with a mansard roof set behind a partial parapet. The proposed scheme would retain the public house on the ground floor remodelling the interior relocating the toilets and creating a function room. The development includes a total of eight flats with a mix of one and two bedroom units and a three bedroom unit.
- 3.2 The existing beer garden associated with the public house would be removed and used as garden space for residents.

4. RELEVANT PLANNING POLICY

4.1 National Planning Policy

The National Planning Policy Framework

The NPPF was formally published on 27TH March 2012. This document sets out the Government’s planning policies for England and supersedes the previous Planning Policy Statements (PPS’s) and Planning Policy Guidance notes (PPG’S). The NPPF has at its core a strong presumption in favour of sustainable development.

4.2 The London Plan - 2011

- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and Design of Housing
- Policy 3.8 Housing Choice
- Policy 3.9 Mixed and balanced communities
- Policy 7.1 Building London’s neighbourhoods and Communities

4.3 Haringey Unitary Development Plan (2006)

- G1 Environment
- G2 Housing Supply
- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD8 Planning obligations
- HSG1 New Housing Development
- HSG2 Change of use to Residential
- HSG9 Density Standards
- HSG10 Dwelling Mix
- M10 Parking for Development
- M4 Pedestrian and Cyclists

4.4 Supplementary Planning Guidance / Documents

- SPG1a Design Guidance
- SPG4 Access for All – Mobility Standards

5. CONSULTATION

Internal	External
Transportation Team Waste Management Ward Councillors	Surrounding occupiers that include 119-125 Bounds Green Road, 2-25 Park Road

6. RESPONSES

Transport Team

- 6.1 This proposed residential development is in an area with a high public transport accessibility level and is within walking distance of Bounds Green tube station and Bowes Park train station. A site visit conducted on 07/01/2013 concluded that the immediate area surrounding this site is heavily parked with little or no on-street parking spaces available.
- 6.2 This is due to the site location on the Edge of the Bounds Green controlled parking zone which controls on-street car parking at this location and operates from Monday to Friday between 10:00am and 12:00 noon. We have however considered that due to the high public transport accessibility of the site that the majority of the prospective residents of this development would use sustainable modes of travel for their journeys to and from this site.
- 6.3 The applicant proposes providing 11 sheltered secure cycle parking spaces; this is in line with the 2011 London Plan.
- 6.4 At the time of the site visit it was observed that there is a need to enhance the existing walking infrastructure in the area surrounding the site, we will therefore require the applicant to contribute a sum of £17,000 (seventeen thousand pounds) for footways and lighting improvement in the area surrounding the site in particular on Park Road.
- 6.5 Consequently, the highway and transportation authority would not object to this application.

Local Residents

- 6.6 Four letters have been received objecting to the application for the following reasons:
- Overdevelopment
 - Loss of light
 - Overlooking
 - Lack of parking congestion
 - The mansard roof will destroy the visual impact of the parade
 - Concern raised over the impact of construction traffic during works
- 6.7 Councillor Christophides has raised concern about road safety during construction in light of the close proximity of the site to the neighbouring Children's School.
- 6.8 Bounds Green and District Residents' Association have written in support of the application.

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

- 7.1 The main issues in this case relate to the principle of the development; design, scale and massing; the standard of accommodation proposed; relationship between the public house and flats above; impact on the amenities of surrounding occupiers; highways considerations and planning obligations.

Principle of development

- 7.2 The National Planning Policy Framework (NPPF) and the London Plan (2011) broadly support mixed use developments and the provision of additional housing throughout the country and London.

- 7.3 In relation to housing delivery Chapter 6 of the NPPF relates to the delivery of a wide choice of high quality homes. It states that: 'housing applications should be considered in the context of the presumption in favour of sustainable development' and that it is the role of local planning authorities 'to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'. London Plan Policy 3.3 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes.

- 7.4 Haringey Unitary Development Plan (2006) policy HSG1 states that new housing development, including conversions, will be permitted provided that:

- The site is appropriate having regard to the sequential approach (the preferred location for housing would be on previously developed land, particularly those with high public transport accessibility)
- They include a mix of housing types, tenures and sizes (and where appropriate include affordable housing and special needs housing)
- There is (or there is potential for) access to local services, educational and community facilities and public transport; and
- Where the additional housing creates a need for ancillary community facilities or open space (i.e. education, health, transport, recreational or other facilities) a contribution towards meeting this need is provided.

- 7.5 Policy HSG2 states that a change of use to housing will be considered provided that the building does not fall within a defined employment area, does not involve the loss of protected open space or primary or secondary shopping frontage and the building can provide satisfactory living conditions.

- 7.6 The general support for housing development does not override the requirement for local policy compliance with other planning policies and material considerations particularly those relating to design, standard of accommodation and impact on residential amenity. These issues are discussed below.

Design, scale, massing

- 7.7 Haringey Unitary Development Plan (2006) Policy UD4 relates to the overall design and scale of the extension in regard to the site and the surrounding area. SPG1a supports the intent of policy UD4. Section part D.1 states that “the form, rhythm and massing of the buildings should reflect important features in the surrounding buildings” while section F.2 states that “extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character.
- 7.8 Thus alterations and extensions should fit in to the character of the building, or if in contrasting design, should by its independence and smallness of scale not undermine the architectural effect of the whole”. Furthermore, the “development should not undermine the existing uniformity of the building or row, and should not overbalance or dominate existing features important to the building”.
- 7.9 The design of the extension has been amended because it was considered that the original design too closely followed the appearance of the main building resulting in a pastiche type fenestration.
- 7.10 The revised design now appears more complementary without mimicking the appearance of the host building. The proposed elevations will include horizontal detailing which is characteristic of the main building but does not include window arches but would be built with matching brickwork. In addition the harsh green colour on the ground floor is proposed to be repainted grey and the mansard roof covered in slates.
- 7.11 The appearance of the mansard roof would be partially hidden by a parapet wall and would be barely visible from street level except for long range views and this is considered acceptable.
- 7.12 In terms of its size, scale and massing the proposed extension is considered to be subordinate and an appropriate treatment for this site and as such is acceptable and in compliance with policies UD3 and UD4 of the Haringey Unitary Development Plan which seeks to ensure that proposals compliment the character of the local area and of a high design quality. It is stated further that that the spatial and visual character of the development site and surrounding streetscene should be taken into account and that attention should be given to building lines, form, rhythm, massing, height, scale and fenestration. As discussed it is considered that the proposed extension meet these requirements satisfactorily.

Standard of accommodation for future occupiers

- 7.13 Policy 3.5 of the London Plan and the London “Housing Design Guide” emphasises the requirement for high quality housing in new developments. At a local level the Council’s SPD Housing informs the current UDP Policy UD3.

- 7.14 The proposed residential accommodation will consist of 8 self contained flats comprising 5X1 bed flats, 2x2 bed flats and a 1x3 bed flat. The floor sizes of each flat meets the requirements set out in the SPD and comply fully with the standards outlined in The London Plan.

Schedule of accommodation

Floor	Flat	Size M2	Bedrooms	Occupancy
1st	A	88	3	5 Person
	B	37	1	1 Person
	C	39	1	1 Person
2nd	D	72	2	4 Person
	E	50	1	2 Person
	F	43.3	1	1 Person
3rd	G	71	2	4 Person
	H	37	1	1 Person
Total	8	Flats		

- 7.15 The London Plan requirements for 1, 2 and 3 bedroom flats are 37m² for 1 person one bed flats; 61m² for 2 bedroom 3 person flats and 86m² for 3 bedroom 5 person.

Relationship between the public house and flats above

- 7.16 The relationship between the public house and the proposed residential accommodation is sensitive. The applicant has acknowledged this by replacing the beer garden with 120 m² of communal garden space for use by the residents of the proposed flats. In addition a lobby will be included at the entrance to the pub so as to reduce potential noise and activity from the premises.
- 7.17 In order to address the issue of noise disturbance from the pub to the residential accommodation above, noise attenuation measures have been discussed with the applicant's agent who has agreed to the imposition of a relevant condition.
- 7.18 The suitability of such a condition is being discussed with the Council's Environmental Health officer and details of the outcome of these discussions will be reported to the Committee. Notwithstanding this, the removal of a beer garden associated with an existing pub in very close proximity to existing housing will generate some additional local environmental improvements.

Impact on the amenities of surrounding occupiers

- 7.19 The proposed rear extension would not have an adverse impact on the amenities of neighbouring occupiers. The nearest affected residential premises at 1-7 Park Road include a blank flank wall facing the rear of the proposed extension. Moreover the general design, scale and mass of the extension viewed from neighbouring premises would be acceptable.
- 7.20 Overall the setting and orientation of the proposed extension in relation to the adjacent and surrounding premises would be wholly in accordance with UDP policy UD3 and sections 8.20 – 8.27 of the Housing SDP which seek to safeguard the amenities of residential occupiers in particular.

Highways Considerations

- 7.21 The application site is situated within an area of high public transport accessibility within easy reach of Bounds Green tube station and Bowes Park rail station. In the circumstances it is considered that the majority of residential occupiers would use sustainable modes of transport for their journeys to and from the site. Moreover, as stated, the area benefits from its close proximity to a parade of shops immediately adjacent to the application site.
- 7.22 With regard to the public house, this is an existing facility serving local people and as such it is not considered that it would result in any additional demand for off street car parking. The number of patrons associated with the public house has been substantially reduced due to the removal of the beer garden. Moreover in order to further emphasise the sustainable nature of the development 11 cycle storage racks are included within the building.
- 7.23 In the circumstances the proposal is deemed to be an acceptable scheme for a car-free development and this approach is fully supported by the Council transport officer subject to this status being secured by a S.106 agreement in accordance with policy M9 of the adopted Unitary Development Plan 2006. A condition is proposed restricting residents from accessing any nearby controlled parking zones.

Other matters

- 7.24 The foregoing analysis has addressed the objections raised. The proposal cannot be said to be an overdevelopment of the site and provides spacious and well laid out accommodation which will be protected from noise potentially associated by a public house by planning conditions.
- 7.25 Road safety issues during construction are outside the scope of planning legislation and it is not considered that a planning condition addressing this issue could be enforceable.

Community Infrastructure Levy (CIL)

7.27 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £8,960 (256sqm x £35). This is based on the additional floor area resulting from the extension. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8.0 PLANNING OBLIGATIONS

8.1 A contribution of £17,000 is required towards works involving the enhancement of the pedestrian infrastructure surrounding the site including works to the footway and lighting improvements particularly along Park Road.

8.2 For local employment and construction a contribution of £2,000 is required plus a recovery/administration/monitoring cost of £1,000.

9.0 HUMAN RIGHTS

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

10.0 EQUALITIES

10.1 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.

11.0 CONCLUSION

11.1 The proposed extensions and conversion of the main part of the resultant building into eight self contained flats would provide additional housing accommodation and would make more effective use of the land. The design of the addition will compliment the appearance of the host building by creating an addition with appropriate size, scale and massing. In addition the development is considered to be acceptable in terms of its relationship with surrounding

occupiers. The site is also well situated within an accessible location that benefits from its close proximity to local shops, schools and public transport services. The development will be car free. An appropriate S106 agreement is being negotiated. In light of the above this application is recommended for APPROVAL.

12.0 RECOMMENDATIONS

RECOMMENDATION 1

- 12.1 The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2012/2343, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

A contribution of £17,000 is required towards works involving the enhancement of the pedestrian infrastructure surrounding the site including works to the footway and lighting improvements particularly along Park Road.

For local employment and construction a contribution of £2,000 is required plus a recovery/administration/monitoring cost of £1,000.

The proposal will be liable for the Mayor of London's CIL of £8,960 (256sqm x £35).(If approved)

RECOMMENDATION 2

- 12.2 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no. HGY/2012/2343 and the Applicant's drawing Nos. 001 & 002 Rev G and subject to the following conditions:

IMPLEMENTATION

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

Reason: This condition is imposed by virtue of 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. 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 useage 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.

Planning Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2012/2365	Ward: Hornsey
Address: Cleopatra House Pembroke Road N8 7RQ	
Proposal: Demolition of existing derelict warehouse and erection of part 3 part 4 storey building incorporating 5x1bed, 2x2bed and 1x3bed dwellings with basement for 5 car park spaces	
Existing Use: Warehouse	Proposed Use: Residential
Applicant: Mr Barouch Saar	
Ownership: Private	
Date received: 10/12/2012	
Drawing number of plans: BS CH P2 001,01, 02, 03, 04, 06, 08 & 09.	
Case Officer Contact: John Ogenga P'Lakop P: 020 8489 5594 E: john.ogenga@haringey.gov.uk	
PLANNING DESIGNATIONS: Retrieved from GIS ALMO	
RECOMMENDATION GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement	
SUMMARY OF REPORT: The proposal seeks permission to demolish the existing warehouse and redevelop the property to use the site for eight self-contained flats to comprise a part 3 part 4 building, 5 x 1bed, 2 x 2bed and 1 x 3bed dwellings. It addresses shortcomings in previous schemes in 2003 and 2012.	

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1.0 PROPOSED SITE PLAN



2.0 IMAGES



1)



4)



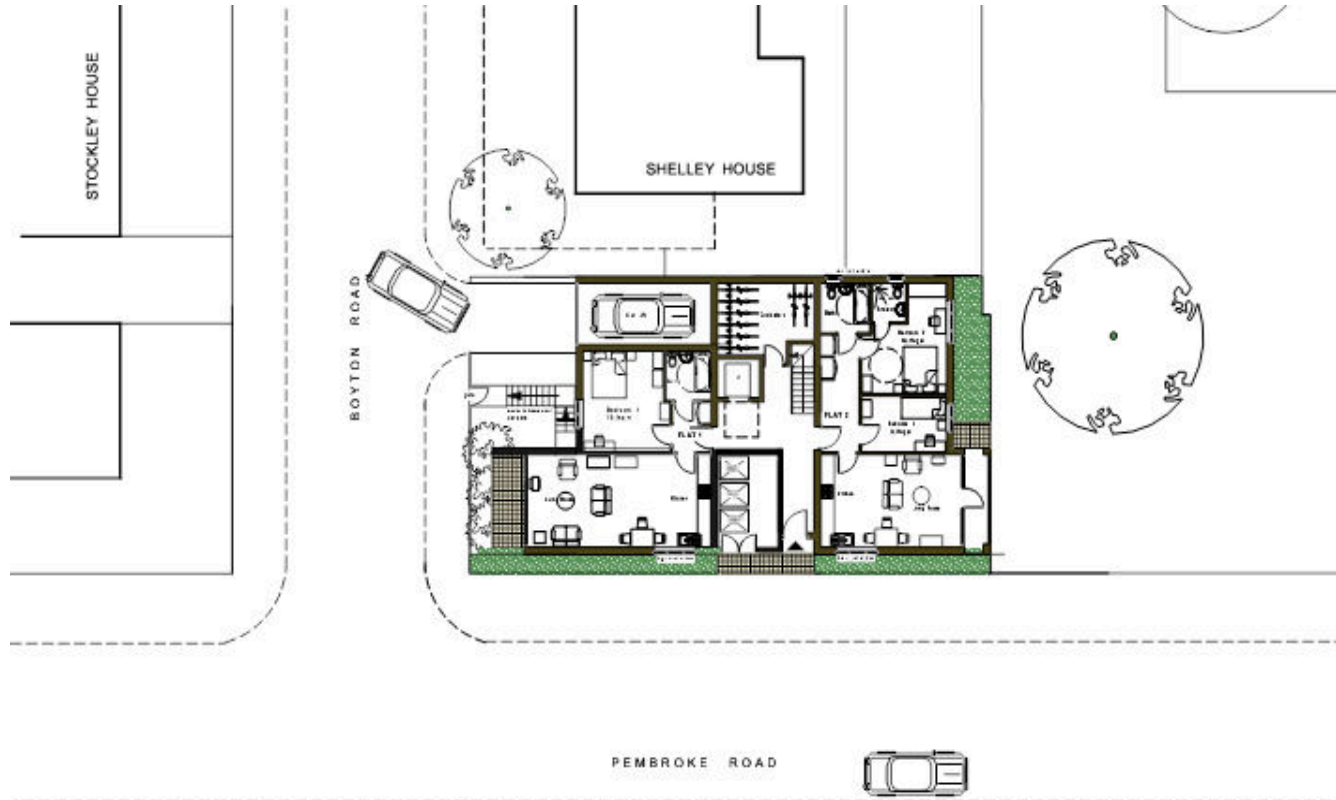
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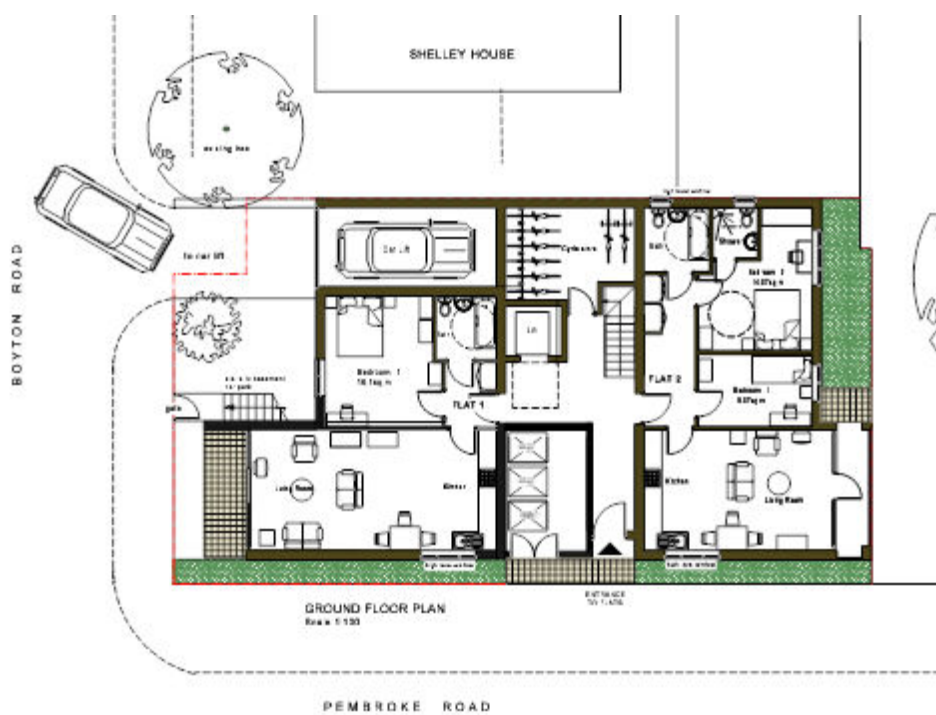
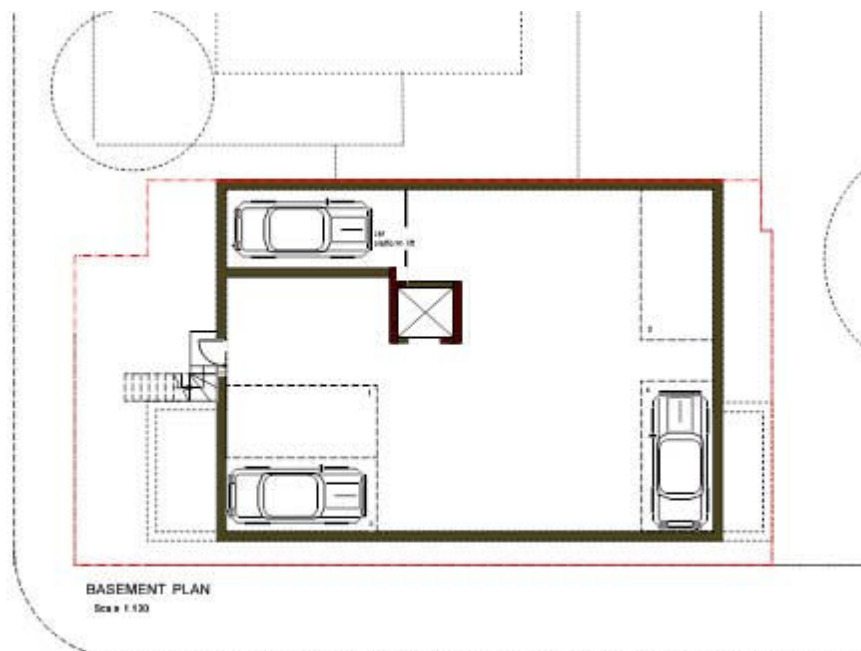


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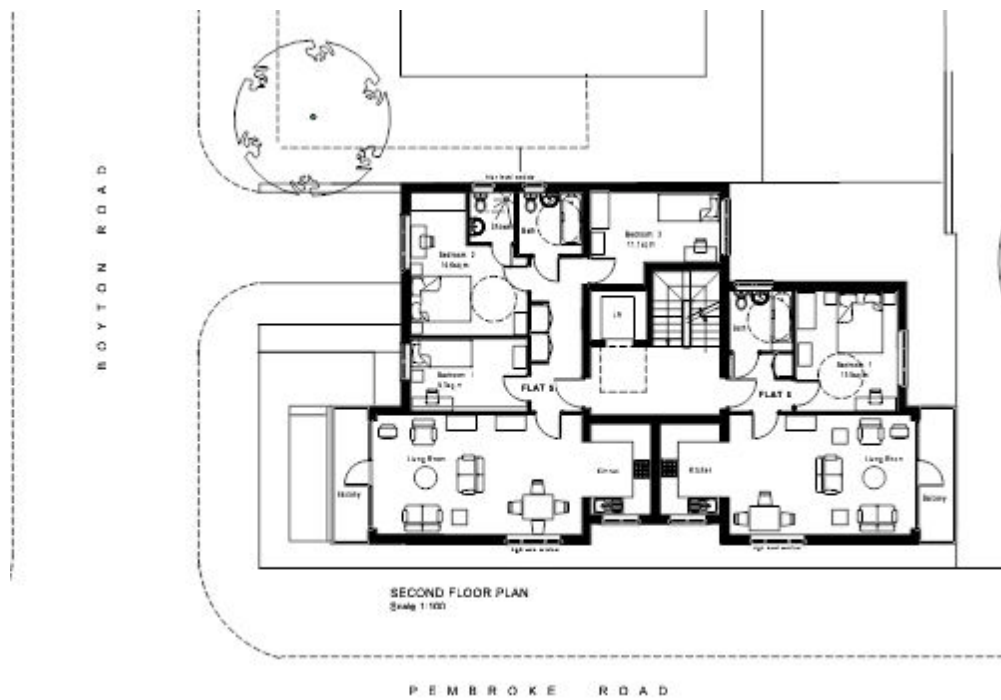
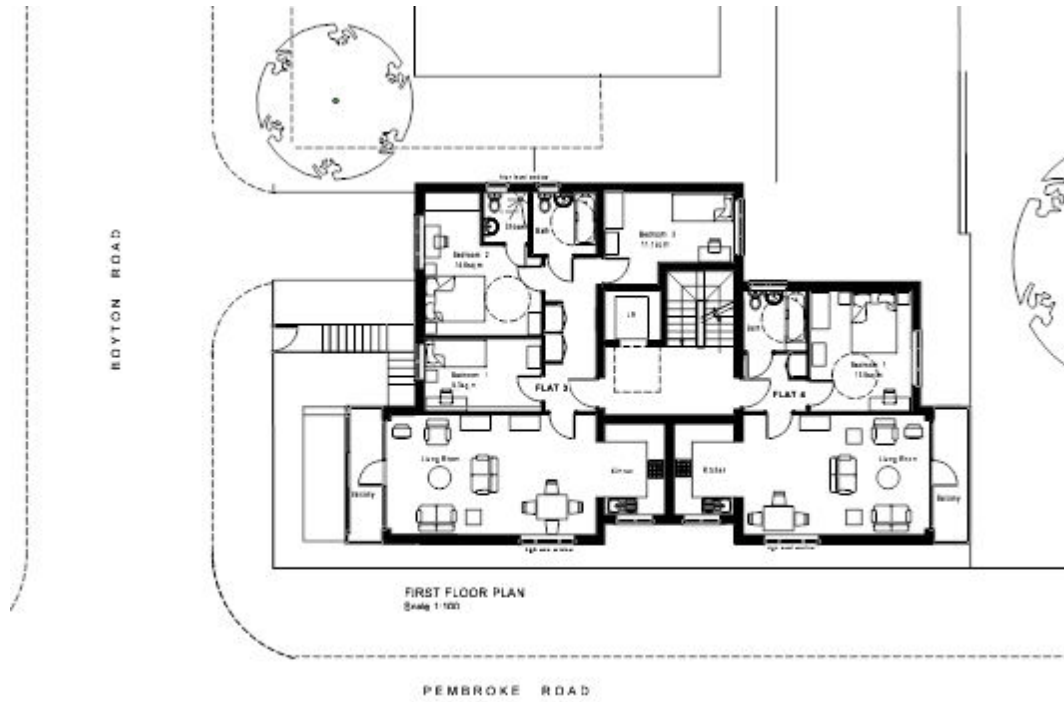


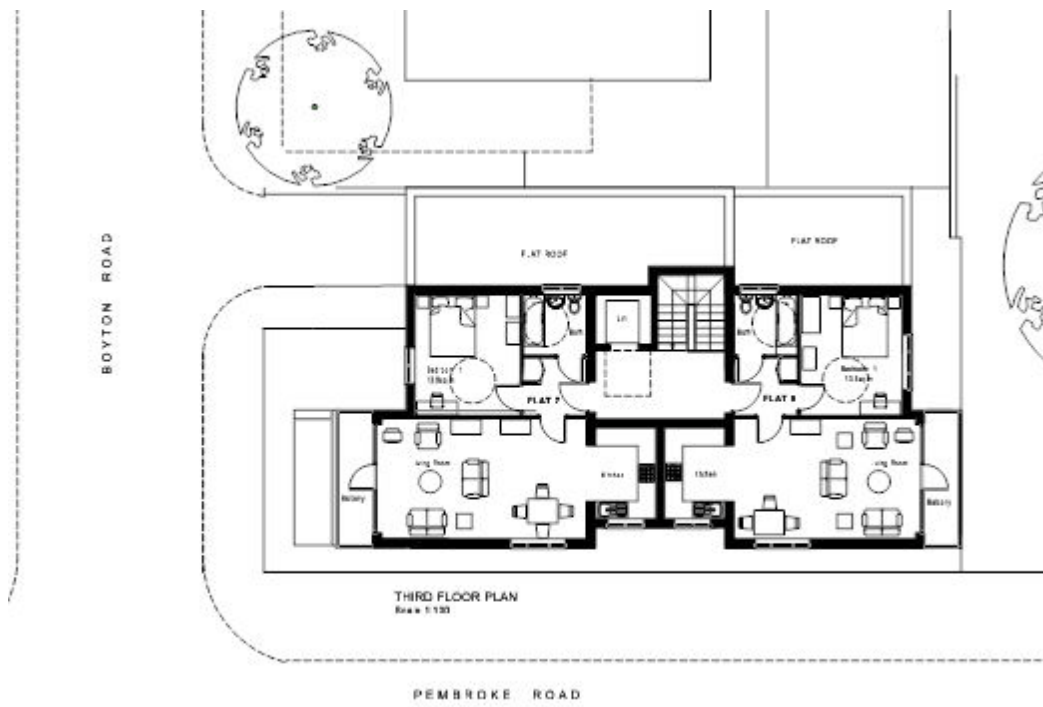
BLOCK PLAN AND SURROUNDING BUILDINGS





See also Technical notes attached to drawings 1 & 2





SIDE AND REAR ELEVATION



BOYTON AND PEMBROKE ROAD ELEVATION



3.0 SITE AND SURROUNDINGS

- 3.1 The application site comprises a 1 storey derelict warehouse on a corner site between Pembroke Road and Boyton Road. Both Pembroke Road and Boyton Road are entirely residential roads with largely 3 to 4 storey blocks of flats interspersed with some green areas to the east and immediately to the north east. Shelley House to the north is a part 3 part 4 storey building, to the east in Boyton Road Stockley House another 3 storey modern building and to the south more recent elevated 3 storey blocks with car park underneath.

4.0 PLANNING HISTORY

4.1 Planning Application History

HGY/2002/0432 – Development for 12 flats. Permission refused and appeal dismissed – 2003.

HGY/2012/0045 - Demolition of existing warehouse and erection of part 3 / part 4 storey building comprising 4 x one bed flats, 3 x two

bed flats and 1 x three bed flat. Appeal dismissed July 2012 but solely on transport and parking matters.

4.2 Planning Enforcement History

There is enforcement record on the site.

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy

National Planning Policy Framework (NPPF) - The NPPF supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The NPPF asserts, among other things, the importance of promoting sustainable development and good quality design.

5.2 The London Plan - 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

5.3 Unitary Development Plan

G2 Housing Supply
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
HSG1 New Housing Development
HSG10 Dwelling Mix
M4 Pedestrian and Cyclists
M10 Parking for Development

5.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
'Housing' SPD October 2008
SPG8b Materials
SPG9a Sustainability Statement

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

SP1 Managing Growth
SP2 Housing
SP6 Waste and Recycling
SP7 Transport
SP11 Design

6.0 CONSULTATION

Statutory	Internal	External
None	Transportation Cleansing Building Control Aboriculturalist Ward Councillors	<u>Amenity Groups</u> London Fire Brigade <u>Local Residents</u> <u>Total No of Residents</u> <u>Consulted: 243</u>

7.0 RESPONSES

7.2 Local Residents

Three letters of objection has been received from nearby residents. The points raised here are that

- The current building has a narrow pavement along Pembroke Road resulting into danger for pedestrian
- A new block of flat would be very close to Shelley House. This would diminish light and be intrusive.
- The person who owns the building has let it fall into disrepair.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Background

A previous proposal (HGY/2002/0432) in 2002 for the redevelopment of the site comprising 12 flats was refused and dismissed on appeal (ref: 1100544). The main issues that the Inspector considered then were the effect on the local street scene, effect on living condition and on street parking and transport issues. A second scheme for seven flats was submitted in 2012 and subsequently appealed. The Inspector indicated that the scheme was broadly acceptable but dismissed an appeal solely on parking grounds. This matter has been addressed here.

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

- The principle of residential use;
- Design and Appearance;
- The layout/ standard/ mix of accommodation;
- Residential Amenity;
- Parking and access;
- Sustainability;
- Waste management;
- CIL applicability;

- Planning Obligation Section 106;

8.2 The principle of residential use

8.2.1 National, regional and local planning policies support developments which contribute to the housing supply provided these do not override policies of design and amenity. The site is currently occupied by a disused warehouse. The demolition of the existing building constitutes permitted development under Part 31 of the General Permitted Development Order 1995 and therefore planning permission is not required to demolish the existing building. The principle of residential use on this site is considered to be acceptable given that the site is surrounded by residential uses and is within a broader residential area. It is considered that a part 3 part 4 building of the kind proposed, would sit well with the development pattern of the local area whilst adding to the housing need of the Borough in compliance with National and the London Plan (2011).

8.3 Design and Appearance

8.3.1 In considering the current scheme, considerable weight has to be given to the findings of the inspector in a 2012 appeal who found the development to be broadly acceptable in its context. The building is proposed to be set back from the public footway on Boyton Road on the same building line with Shelley House for the first 7.5 metres and 2.4 metres from the footpath closer with Pembroke Road, and also with the entrance set back from the footpath.

8.3.2 The proposed development seeks accommodation on 3/4 floors. It is considered that the design solution meets the aims of UDP Policy UD3 General Principles and that the proposed new building would sit well with the development pattern of the local area.

8.4 The layout/ standard/ mix of accommodation

8.4.1 The proposal provides a mix of family and non-family accommodations and directly supports UDP Policy HSG1. Each of the flats exceeds the minimum floorspace standards set out in Policy 3.5 of the London Plan and the minimum room sizes in the Council's Housing SPD. The arrangement of the flats are such that flat 1 (1bed2P) would be 57m², flat 2, 66m², flat 3, 84m², flat 4, 54m², flat 5, 88m², flat 6, 54m², flat 7, 54m² and flat 8, 53m². The proposed 5 x 1 bedroom, 2 x 2 bedroom and 1 x 3 bedroom dwellings meet and exceed Policy 3.5 of the London Plan floorspace standards.

8.4.2 Policy 3.8 of the London Plan requires among other things that new housing meets Lifetime Homes standards. It is considered the proposed development being a new built would achieve this standard but this matter could be addressed via a condition.

8.5 Residential Amenity

8.5.1 Other than the 5m² balconies that have been proposed on the Boyton Road and rear elevations for the individual units, 65m² of external additional space is available around the building. This meets the required amount of external amenity space for each unit required by the Housing SPD and complies with the provisions of Policy UD3 General Principles and Housing SPD.

8.6 Parking and access

8.6.1 Five car-parking spaces are to be provided in the lower ground of the proposed development. Haringey Transportation Team has been consulted and have not objected to the proposal. They commented that the parking provision is in line with that required by Haringey's adopted UDP and the 2011 London Plan

8.7 Sustainability

The orientation of the living spaces would mostly afford a south facing aspect to maximise solar gain. A condition has been proposed to ensure the new dwellings meet Code 4 of the Code of Sustainable Homes in support of London Plan and UDP policies to promote sustainable development.

8.8 Waste management

8.8.1 Haringey Waste Management Team has been consulted and commented that the plans show a refuse /recycling store that would be accessed from directly from the front of the building. In their opinion the proposal has to be given RAG traffic light status of GREEN for waste storage and collection arrangement meaning it is satisfactory. A condition however would be imposed that details of such waste storage/recycling and collection to be submitted and approved in writing by the Local Planning authority.

9.0 CIL applicability

9.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100m²/ the scheme provides one or more residential units. Based on the Mayor of London's CIL charging schedule and the information given on the plans the charge is likely to be 611m² x £35 = £21,385. 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 Planning Obligations/Section 106 Agreement

10.1 Under Section 106 of the Town and Country Planning Act 1990 and section 278 of the Highways Act 1980, the applicant is required to enter into an Agreement or Agreements with the Council in order to secure a financial contribution of £10,000 (Ten thousand pounds) towards undertaking further feasibility and design studies for the expansion of the CPZ to include the area surrounding the site.

10.2 As part of the S106, it is also recommended that a financial contribution of £1,500.00 is required from this development through a legal agreement in order to secure a contribution towards recovery/administration costs

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 principle of residential use on the site is acceptable as is the mix of dwellings proposed. The accommodations would be spacious and there is a considerable amount of amenity space proposed. The provision of new housing at this location is consistent with UDP and London Plan policies which seek to create new housing at and optimise housing potential on appropriate sites. Other aspects of the development can be covered via planning condition. It is therefore appropriate to recommend that planning permission be approved.

14.0 RECOMMENDATIONS

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

Applicant's drawing No. (s) BS CH P2 001,01, 02, 03, 04, 06, 08 & 09.

Subject to the following condition(s)

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. 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 PLAN 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.

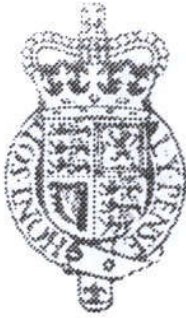
REASONS FOR APPROVAL

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.

APPENDICES

APPENDIX 1

Appeal Decisions



Appeal Decision

Site visit made on 20 January 2003

by **Graham Garnham BA BPhil MRTPI**

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
409 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date

18 FEB 2003

Appeal Ref: APP/Y5420/A/02/1100544

Land at Boyton Road and junction of Pembroke Road, London N8

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Saar against the decision of the Council of the London Borough of Haringey.
- The application ref: HGY/2002/0432, dated 25 March 2002, was refused by notice dated 23 July 2002.
- The development proposed is "development of 12 flats".

Summary of Decision: The appeal is dismissed.

Preliminary Matters

1. I have identified the appeal site by using the address on the Council's decision notice. I consider that this gives a more accurate indication of the location of the site than the wording on the application form.

Main Issues

2. I consider that there are 3 main issues. The first is the effect of the proposal on the local streetscene of Boyton Road and Pembroke Road. The second is the effect of the proposal on the living conditions of the residents of nearby dwellings, with respect to overlooking, loss of privacy and overshadowing. The third concerns the implications of the proposal for on-street parking and road safety.

Development Plan and other Planning Policies

The development plan

3. The development plan is the London Borough of Haringey Unitary Development Plan (1998) [UDP]. Of the 11 UDP policies quoted by the Council in the reasons for refusal, 8 concern the design of new development. DES 1 indicates that good design will be encouraged, and DES 1.1 lists several matters in relation to which good design will be assessed. These matters are the subject of further policies, in which the relationship of new development to its surrounding is an important theme. Thus policy DES 1.2 indicates how new buildings should fit in to the surroundings. In areas of varied townscape of little quality, infill development should have independence of form and design; may offer new compositions and points of interest; should be disciplined by building lines and scale of area; and should have regard to the form and materials of adjoining buildings. Policy DES 1.3 concerns an appropriate sense of enclosure, and height and scale with respect to surroundings. Policy DES 1.4 sets out further how the Council will have regard to such matters as building lines. Appropriate landscaping, where required, is the subject of policy

DES 1.8. Policy DES 1.9 concerns the privacy and amenity of neighbours, and the text at paragraph 8.58 sets out the Council's normal separation distances to prevent overlooking and loss of privacy between facing windows. Finally in this part of the UDP, policy DES 1.10 indicates that the Council will seek to prevent the overdevelopment of individual sites, including with respect to other design policies.

4. Other provisions of the UDP that have been referred to include policy HSG 2.2, which intends that residential densities should not exceed 350 habitable rooms per hectare [350hrh]. Policy OP 2.1 indicates that public open space will be safeguarded and enhanced to fulfil local requirements. Finally, policy TSP 7.1 indicates that proposals that do not have regard to the UDP's parking standards will normally be refused.
5. The Council also refers to its supplementary planning guidance, *SPG 2.3 Standards required in new residential development*, in respect of garden provision. It is not clear whether this document has been adopted following public consultation, and it is therefore something to which I can attach only limited weight.

National planning policy

6. My attention has also been drawn to 3 Planning Policy Guidance notes [PPGs]. These are PPG1, *General Policy and Principles* (1997); PPG3, *Housing* (2000); and PPG13, *Transport* (2001). PPG1 indicates that particular policies of the development plan may be superseded by more recent planning policy guidance issued by the government. The other PPGs cited draw attention to, among other things, the need to make effective re-use of urban land, and to seek greater intensity of development at places with good access to public transport, such as town centres. Similarly, significantly lower levels of off-street car parking can be considered in such locations.

Reasons

First main issue – effect on the local streetscene

7. The proposal would replace a redundant single storey industrial building with 12 flats, accommodated on 4 floors, in a building of a modern, urban design that would occupy the whole site. The use, scale, materials and design are generally in keeping in an area of blocks of flats of 20th century origin and 3 or 4 storeys high. However, in contrast to the proposal, which would be built flush with the back of footpath, the surrounding development is generally set back from the highway. Shelley House forms a clear building line along the east side of Boyton Road north of the appeal site, some 4 metres from the back of footpath. Seen from the north, the proposal would present a largely featureless rear elevation across the full width of this set back, and would be higher than the adjoining flats.
8. In Pembroke Road, the newer housing is set back behind grass, shrub planting or parking bays. The older 3 storey terraced housing in Campsbourne Road, which adjoins Pembroke Road on the other side from the appeal site, is set back a small but significant distance from the highway. In my view, a building of the height proposed, at the back of the footpaths on a 90 degree corner, would appear dominant and out of context in the streetscenes of both Boyton Road and Pembroke Road, compared to the prevailing layout of the area.
9. I recognise that a strict adherence to all local building lines may not be possible in this case. I also note that the proposal has been designed to provide a point of interest at the junction,

in an area identified as being of varied townscape of little quality. It would result in the removal of an unattractive building without, in my view, having an adverse impact on the adjoining communal open space. However, I consider that the existing building is relatively unobtrusive and, in any event, greater weight in townscape terms should be given to the surroundings that will remain than to a building that would disappear. Thus notwithstanding certain design merits of the proposal, I consider on balance that it would not relate satisfactorily to prevailing building lines in the surrounding area, and would appear unduly dominant as a result of its height at back of footpath. In my view, there would be a harmful effect on the local streetscene of Boyton Road and Pembroke Road. This outcome would conflict with the intentions of UDP policies DES 1, DES 1.1, DES 1.2 and DES 1.4

Second main issue – effect on living conditions

10. The main south elevation of the proposal would contain bedroom windows on the face of the building, with full height glazing to living/dining areas set back behind narrow balconies. The appellant has measured as 16.5 metres the separation distance to the 3 storey Campsbourne House on the opposite side of Pembroke Road. The UDP indicates that in the interests of privacy the minimum distance between facing habitable rooms should be 20 metres. While this may be reduced across a public highway, it should be increased by 10 metres for each additional storey height. Some relaxation of the UDP standard may be acceptable, given existing separation distances in the locality, but not in my view by the amount required by the proposal. I consider that the combination of the extent of the openings on the proposed building and its nearness to Campsbourne House would result in overlooking and loss of privacy to the existing residents.
11. The rear elevation of the proposed building would extend over the full depth of the amenity and drying area behind Shelley House. By virtue of its height and position to the south, the proposal would cast a significant shadow over this area and the nearby windows in the east elevation of Shelley House. I consider that the resultant loss of sunlight and daylight would be detrimental to the living conditions of adjoining residents.
12. With respect to the second issue, I conclude that the proposal would have harmful effects on the living conditions of the residents of nearby dwellings, with respect to overlooking and loss of privacy to the south and overshadowing to the north. This would be contrary to the provisions of UDP policies DES 1, DES 1.1 and DES 1.9 concerning the protection of existing amenities, and would represent overdevelopment in relation to policy DES 1.10.

Third main issue – implications for parking and highway safety

13. The proposal makes no provision for off-street car parking, and is described by the appellant as a "car free" development. I note that some older social housing in the area has no off-street parking, though the newer development in Pembroke Road appears to have integral parking below the flats. In my view, the appeal site is well located with respect to local facilities and public transport, in particular the shops and bus stops some 200 metres away on Hornsey High Street. In these circumstances, and bearing in mind more recent government advice in PPG13, I consider that it would be justifiable not to require full compliance with UDP parking requirements in this case.
14. However, in the absence of any means to restrict parking by residents, I am concerned that any on-street parking that would be generated by the proposal could create a safety risk, given the closeness of the entrance to the development to the junction of Boyton Road and

Pembroke Road. The appellant has suggested that a section 106 agreement would support a "car free" development. However, no such agreement is before me.

15. In the absence of means of ensuring that the development would be "car free", I conclude that the lack of any off-street parking would be likely to result in on-street parking. This would have adverse implications for road safety close to the road junction that the appeal site abuts. This outcome would be contrary to the intentions of UDP policy TSP 7.1, which include the maintenance of road safety.

Other Considerations

16. The Council is also concerned at the high density of the proposed development and the lack of amenity space or communal gardens for its residents. The appellant has not disputed the Council's density figure of 922hrh for the development, contending that more recent government advice may have superseded the UDP requirement. However, I note that a scheme of 12 dwellings on a site of 0.028 hectares would represent a density significantly above that needed to comply with PPG3. The high density of the proposed scheme is closely related to the problems I have identified in my consideration of the main issues, and I consider that the conflict with policy HSG 2.2 adds weight to my findings on them.
17. The proposed scheme shows a small terrace/balcony outside the living/dining room of the 8 1-bedroom flats on the ground and first floors. This would be enhanced for the 2 and 3-bedroom flats above by the use of the balcony that occupies 3 sides of the top floor. The Council's SPG 2.3 indicates a preference for adequate external space to be provided, with communal open space being acceptable for flatted developments. Balconies and terraces can be taken into account. Giving due weight to the SPG, and having regard to the proposed provision, I consider that the residents of the scheme would be adequately provided with external space. However, I do not consider that this matter outweighs the findings I have come to with respect to the main issues I have identified.

Conclusion

18. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

19. In exercise of the powers transferred to me, I dismiss the appeal.

Information

20. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.



INSPECTOR

Appeal Decision

Site visit made on 14 June 2012

by G Powys Jones MSc FRTPI

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

Decision date: 6 July 2012

Appeal Ref: APP/Y5420/A/12/2171327

Cleopatra House, Pembroke Road, London N8 7RQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Baruch Saar against the Council of the London Borough of Haringey.
 - The application, Ref HGY/2012/0045, is dated 19 December 2011.
 - The development proposed is the demolition of existing warehouse and erection of part 3, part 4 storey block including 8 flats, lift, refuse and cycle store.
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Decision

1. The appeal is dismissed.

Preliminary and procedural matters

2. The proposal to redevelop this site is said to address deficiencies in a previous scheme refused on appeal in 2003 (*Ref APP/Y5420/A/02/1100544*). The appellant's design and access statement details the changes made to the earlier scheme, and how the previous Inspector's concerns have been addressed. Development Plan policies have changed since the last appeal.
3. There is no decision notice, and the Council has not submitted representations, but an internal Council memorandum relating to highway and parking matters has been put before me.
4. Having regard to what I have seen and read, I consider that the revised scheme has successfully addressed the previous Inspector's concerns in respect of the effect on the local street scene and the living conditions of nearby residents. In this respect, the scheme is of a reduced scale and bulk, being comprised of 8 rather than the previously proposed 12 flats. The design of the scheme is appropriate to its context, and the height of the block would not be unlike that of other development in the locality.
5. By introducing high level fenestration on the Pembroke Road elevation, the prospect of Campsbourne House on the opposite frontage being unacceptably overlooked is avoided. The revised design successfully addresses the previous problem of unacceptable overshadowing of neighbouring property.

Main issue

6. Having regard to the foregoing the main issue is the effect of the proposed development on highway safety.

Reasons

7. The appellant envisages a 'car free' development under the terms of policy M9 of the Haringey Unitary Development Plan (UDP). This policy is consistent with the provisions of the *National Planning Policy Framework* (the Framework) in respect of the need to promote sustainable transport, but little or no information has been provided as to how the appellant considers the concept of a car free development would be put into successful operation.
8. In the memorandum of 16 February 2012 to the Planning Department, the Council's Transportation Officer explains that the site does not meet the criteria of UDP policy M9, and the absence of parking facilities may result in additional demand for on-street car parking, having adverse consequences for road safety, as feared by the Inspector conducting the 2003 appeal.
9. The appellant has not adequately explained how the intention to adopt a car-free development chimes with the detailed criteria of UDP policy M9. According to the appellant, the site has a Public Transport Accessibility Level (PTAL) of 5, or very good, whilst the Council considers it to be 2, or poor. Information provided on Transport for London's Planning Database, supports the Council's view of the site's PTAL level. UDP policy M9 requires public accessibility to be good, and the site fails to meet this criterion.
10. No information has been provided by the appellant as to whether the site lies within or close to a controlled parking zone (CPZ) or whether one is likely to be provided shortly. According to the Council the site does not fall inside a CPZ. Policy M9 requires a CPZ either to exist or to be provided prior to the occupation of the proposed development.
11. The detailed criteria of UDP policy M9 need to be met, in my view, otherwise a car free development is not likely to be practical or viable. Future residents would probably bring cars to the site. No survey information as to parking demand has been provided, but I saw, during my visit, that on street demand for parking was fairly high in the locality.
12. In the absence of detailed proposals from the appellant as to how a car free development would operate successfully without meeting the detailed criteria of UDP policy M9, I cannot but conclude that the proposed development, without adequate on site parking provision, would probably lead to harmful consequences for local road safety. There would be increased congestion, and in the absence of available on street parking spaces, motorists may and would probably be tempted to park dangerously on street corners and junctions.
13. I conclude that the proposal to create a car free development does not meet the detailed criteria of UDP policy M9, and the development accordingly is likely to put highway safety at risk.

Other matters

14. I have taken account of all other matters, including the appellant's comments on the Framework, but no matter raised is of such significance as to outweigh the considerations that led me to my conclusion.

G Powys Jones

INSPECTOR