

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 14 OCTOBER 2013**

Councillors: Basu, Beacham, Demirci (Chair), Erskine, Mallett (Vice-Chair), McNamara, Reith, Rice, Schmitz and Solomon

MINUTE NO.	SUBJECT/DECISION
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PC50.	<p>APOLOGIES</p> <p>Apologies were received from Cllrs Strang and Reid for whom Cllrs Erskine and Schmitz substituted.</p>
PC51.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Schmitz declared a prejudicial interest in item 9, rear of Green Lanes N8 0RY, as a former member of the Langham Working Men's Club which he might rejoin in the future. He identified that he would absent himself from the meeting for the duration of discussions on this item.</p>
PC52.	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the Planning Committee on 9 September be approved and signed by the Chair.
PC53.	<p>PLANNING APPLICATIONS</p>
PC54.	<p>107-143 MUSWELL HILL ROAD N10 3HS</p> <p>The Committee considered a report on the application to grant planning permission for the erection of rear and side extensions to 107-143 Muswell Hill Road N10 to create additional retail floor space and eight residential units. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and a s)106 legal agreement.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. The Committee were advised of a proposed amendment by officers to condition 13 to prohibit occupation of the new residential units until such time as the Council was satisfied the repair works to the Grade II Listed Building on site were completed according to the schedule of works. The Committee were additionally advised with regards to affordable housing provision for the scheme that the applicant had now put forward a revised proposal to provide a £200k contribution instead of onsite provision in light of a failure to secure a viable registered provider.</p> <p>The following points were raised by the Committee in discussion of the officer report:</p> <ul style="list-style-type: none"> • In response to a question, confirmation was provided that the applicant would be required to reinstate the Crittal steel windows to the Listed Building where they had been replaced with UPVc units. • Concern was raised regarding the proportion of retail to residential floor space

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proposed for the scheme, particularly in recognition of the current number of empty shops in Muswell Hill. Officers advised that the Local Plan supported the provision of retail space within town centres, and that the applicant had a number of retailers already in mind to fill the new shop space.

- Confirmation was provided that discussions were ongoing with TfL regarding repositioning the bus stop on Fortis Green Road as a result of the proposed changes to vehicular access arrangements on the site.

The Chair allowed the applicant's representative to address the Committee in order to clarify a number of points regarding the scheme:

- Confirmation was provided that the applicant had received expressions of interest from a number of retailers in occupying the new retail floor space created.
- The Committee raised concern regarding the proposal to amend the current two way access arrangements for the car park to permit both access and egress via Fortis Green Road and the subsequent potential for the new junction layout to adversely affect traffic flow in the locality. In response, confirmation was provided the applicant had commissioned consultants to undertake a traffic test for the scheme, which had demonstrated to the satisfaction of the Transport Team that the junction would not be adversely affected. Works would also be undertaken to reconfigure the kerbs in the vicinity to remove conflict and enable vehicles to access Fortis Green Road more easily.
- The bus stop on Fortis Green Road was likely to require slight repositioning in response to the changes to the junction and was likely to be moved slightly further down the road.
- Confirmation was provided that the gate between the adjacent cinema and the entrance to the new flats would be moved inline with comments made by the Design Panel.
- In response to Member disquiet over the low affordable housing contribution proposed, it was advised that the applicant had derived this figure using the calculator recommended by officers.

The Chair sought confirmation from the applicant as to whether the public realm contribution had reduced from that set out in the Committee report. The applicant confirmed that it had reduced to £120,000. In response to the Committee's concerns regarding the s)106 contributions proposed for the scheme, officers advised that an additional condition could be imposed requiring the applicant to submit to the Council for approval a copy of the viability assessment used to determine the level of funding available for the public realm works prior to the commencement of any works on site.

The Chair moved the recommendation in the report, plus inclusion of an additional condition to prohibit works taking place until the applicant submits to the Council a copy of the viability assessment used to determine the level of funding available for the public realm works; the amendment to condition 13 to prohibit occupation of the residential units until such time as the Council is satisfied the repair works to the listed building are completed according to the schedule of works; to require the applicant to submit to the Council for approval samples of material intended for use to replace any faiences damaged on site and to amend condition 15 to require plans for the design of the traffic system in the car park to be submitted for approval by the Council's transport team to ensure bottle necking issues wouldn't arise. It was

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RESOLVED

- That planning application HGY/2013/1169 be approved subject to conditions and a s)106 agreement.

1. The development hereby authorised must be begun not later than the expiration of three 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 and 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 information submitted with this application, no development shall take place until precise details of the external 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 and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. Any noise generated by virtue of this development shall not cause an increase in the pre-existing background noise level or more than 5db (A). In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

5. The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

6. No development shall commence until a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

7. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

8. No development shall commence until further details of the proposed "green" roofs for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include their type,

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vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

9. Prior to the implementation of the permission, details of any extract fans or flues shall be submitted to and approved by the Local Planning Authority prior to commencement of use.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

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

11. The development shall not be occupied until a minimum of 8 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

12. No development shall take place, including any works of demolition, until a Method of Construction Statement which demonstrates that disruption to traffic and pedestrians traffic and pedestrians on Fortis Green and Muswell Hill Road would be minimised. Construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods. The Method of Construction Statement shall include details of :

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

and shall be submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

13. A detailed and itemised schedule of works, methodology statement, detailed plans and drawings as appropriate in respect of the following, shall be submitted to

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and approved by the Local Planning Authority before the relevant part of the work is begun.

- a. repair, reinstatement and any additional works affecting the fabric of the listed building such as structural investigations
- b. Detail of the proposed structural investigations to verify the loading capacity of the building and any concealed damage to the structure
- c. Further details of how the new structure would be integrated with the existing structure
- d. Details regarding the alterations to the existing structure to accommodate the new lift and stair cores and removal of the rear mezzanine floor level area
- e. All doors, windows and rainwater goods (which shall be a high quality metal)
- f. Details of all repair works, including concrete repairs, brick and mortar repairs, faience repairs
- g. Details of all decorative profiles on walls, ceiling surfaces, handrails, floor finishes, doors and fanlights as applicable
- h. Location and finish of all mechanical ventilation, louvers, and communal satellite
- i. Further details regarding levelling of internal floor heights and related works to flats 131, 133, 141 and 143 including bricking up of existing windows and installation of the 'sunpipe' system.

The development shall be implemented in accordance with the approved details or samples of materials.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV4 and CVS5 of the Haringey Unitary Development Plan 2006.

14. Structural Engineer's drawings, indicating the intended method of ensuring the stability of the fabric to be retained throughout the period of construction, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV4 and CVS5 of the Haringey Unitary Development Plan 2006.

15. No development shall take place until full details of the hard and soft landscaping 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: hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

16. The development shall not be occupied until provision of refuse and waste storage and recycling facilities has been installed in accordance with the approved details. The facilities shall be permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved

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Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

17. Prior to the commencement of the development, details of a scheme of sound insulation between the commercial space and proposed residential accommodation shall be submitted to an approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the residential accommodation.

Reason: To ensure that the proposed development does not prejudice the amenities of the future occupiers of the approved residential properties.

INFORMATIVES

- The new development will require numbering. The applicant should contact Local Land Charges at least six weeks before the development is occupied (tel. 020 84895573) to arrange for the allocation of a suitable address.
- Adequate storage and collection arrangements must be in place to service the proposed development consisting of various size dwellings. Side waste and uncontrolled waste accumulations must be avoided. Access for refuse vehicle of 26 tonne is required. Wheelie bins or bulk waste containers must be provided for household collections. Wheelie bins must be located no further than 25 metres from the point of collection. Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required. All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them. If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access. If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.
- Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. The applicant is advised to contact Thames Water Developer Services on 0845 8502777 to discuss the details of the piling method statement.
- The applicant is advised by The London Fire Authority to consider the installation of sprinklers as part of the development.
- The applicant is advised that the new homes would benefit from the standards of the Secured by Design scheme and to consider the security of the refuse stores - these need to be lockable and consider the rear access between the new development and the Odeon Cinema. It is noted that the access is gated but moving the gate further towards the edge of the building to give additional protection to the fire exit and cycle storage is recommended.
- The applicant is advised that based on the Mayor's CIL charging schedule

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and the information given on the plans, the charge will be £36995 (1057 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

- In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

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

PC55. 107-143 MUSWELL HILL ROAD N10 3HS

The Committee considered a report on the application to grant Listed Building Consent for the erection of rear and side extensions to 107-143 Muswell Hill Road N10 to create additional retail floor space and eight residential units. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant Listed Building Consent subject to conditions.

The Chair moved the recommendation of the report and it was

RESOLVED

- That Listed Building Consent application HGY/2013/1170 be approved 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 development hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

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

3. A detailed and itemised schedule of works, methodology statement, detailed plans and drawings as appropriate in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun.

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- a. repair, reinstatement and any additional works affecting the fabric of the listed building such as structural investigations
- b. Detail of the proposed structural investigations to verify the loading capacity of the building and any concealed damage to the structure
- c. Further details of how the new structure would be integrated with the existing structure
- d. Details regarding the alterations to the existing structure to accommodate the new lift and stair cores and removal of the rear mezzanine floor level area
- e. All doors, windows and rainwater goods (which shall be a high quality metal)
- f. Details of all repair works, including concrete repairs, brick and mortar repairs, faience repairs
- g. Details of all decorative profiles on walls, ceiling surfaces, handrails, floor finishes, doors and fanlights as applicable
- h. Location and finish of all mechanical ventilation, louvers, and communal satellite
- i. Further details regarding levelling of internal floor heights and related works to flats 131, 133, 141 and 143 including bricking up of existing windows and installation of the 'sunpipe' system.

The development shall be implemented in accordance with the approved details or samples of materials.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policy CSV4 of the Haringey Unitary Development Plan 2006.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

PC56. REAR OF 600 GREEN LANES N8 0RY

[Cllr Schmitz absented himself for the duration of this item and took no part in discussions].

The Committee considered a report on the application to grant planning permission for the erection of a part two, part three storey block comprising 9 flats to the rear of 600 Green Lanes following the demolition of existing garages on site. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and a s)106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. It was advised that the development would be designated as 'car capped'

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through the provision of four onsite parking spaces and not car free as stated within the report. In addition, the Committee were informed that a late objection had been received from 75 Haringey Park and which had been inline with the key points of objection summarised within the report by other local residents. An additional condition was also proposed to be imposed, should permission be granted, to require the development to achieve Code Level 4 for Sustainable Homes.

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

- Concerns were raised regarding the funding arrangement to be entered into between the applicant and the landowner to secure the viability of the scheme. The applicant, a housing developer, would work in conjunction with the adjoining Langham Working Men's Club as the owner of the site to deliver the scheme on the proviso that three of the flats on the development would be given to the Club to provide income to be used towards the upkeep and running of the venue as a community facility. This arrangement in turn impacted on the proposed s)106 contributions assessed by the applicant to be viable for the scheme and the proposed lack of provision of affordable housing units on site which was of particular concern to the Committee.
- Members noted that the site was accessed via Colina Mews which had no segregated footway provision, with concerns subsequently raised regarding the safety of pedestrian access to the development. Officers from the Transport Team advised that the projected traffic flow of the road would remain low volume and as such, it was not considered necessary at the current time to have a shared use road. It was confirmed that this would however be kept under review and that future consideration could potentially be given to implementing a Home Zone in the area.
- In response to a question regarding the potential for displacement parking issues to arise following the demolition of the garages currently on the site, confirmation was provided that it appeared that the majority of the garage units were used for storage. Parking was also available along Colina Mews.

A number of local residents addressed the Committee and raised the following points about the application:

- The access arrangements to the site, including for wheelchair users, were insufficient, with subsequent risks posed to pedestrians on Colina Mews from the lack of a designated footpath.
- The scheme had the potential to cause an increase in the volume of traffic in the area, and could exacerbate parking pressures.
- The Langham Working Men's Club should not be classified as a community asset as it operated as a private members club and that it would be inappropriate for the venue to in effect receive a subsidy as such. The majority of objectors stated that they had never used the Club.
- The lack of affordable housing provision and the dwelling mix proposed were in contravention of a number of Council policies.
- Concerns were expressed that not all of the written objections submitted by local residents had been incorporated within the agenda report pack although they were present on the Council's website.
- The potential for the development to result in overlooking and overshadowing to the neighbouring properties on Park Road, particularly in light of the proposed balconies to the flats and the proximity of the scheme to the rear gardens of the Park Road houses.
- The scheme was out of character with the surrounding two storey Victorian

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houses and due to its proposed size, had the potential to be overbearing and result in a loss of privacy to neighbouring properties.

A representative of the Langham Club addressed the Committee and raised the following points:

- The Club had been in operation since 1915 and was run as a not for profit co-operative. The Club was considered a community asset as a venue for events such as exercise classes etc that local people could attend.
- It was confirmed that the Club was open to women.
- In order to make the scheme viable, the Club was working in conjunction with a developer to bring the application forward and thereby release equity from the site to secure the financial viability of the Club.
- The applicant had undertaken a viability assessment for the scheme which had identified that due to the size of the development and the funding arrangement with the Club, that the provision of affordable housing would not be viable for the scheme.
- In terms of the concerns expressed on the scheme regarding overlooking and access issues, it was advised that the plans had been altered following comments received on a previous application and that planning officers were satisfied with the application and as such were recommending granting permission.

Cllr McNamara put forward a motion, which was subsequently carried, to refuse the application on the grounds of a lack of affordable housing provision; a lack of amenity space; design, bulk and massing issues; a lack of disabled access due to the absence of a pavement to Colina Mews and the risk of overlooking. It was

RESOLVED

- That application HGY/2013/1119 be refused for the following reasons:
1. In the absence of providing an appropriate level of on-site affordable housing or commuted sum the proposal is considered contrary to SP2 (Housing) of the London Borough of Haringey Local Plan: Strategic Policies March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan July 2011.
 2. The proposal would have a substandard provision for private amenity space/communal gardens for the benefit of future occupiers of the development resulting in a poor quality of living accommodation contrary to Policies 3.5, 7.4 and 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and is inconsistent with the Council's Supplementary Planning Guidance SPG1A and its Housing Supplementary Planning Document.
 3. The proposed development is considered to be unacceptable by reason of its design, bulk and size and is considered contrary to Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Policy SP11 of the Haringey Local Plan 2013, Policies 7.4 and 7.6 of the London Plan 2013 and inconsistent with the advice in Haringey Council's Supplementary Planning Guidance Note SPG1a.

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4. The proposed development would be likely to have a significant adverse effect on the amenity of local residents through the creation of overlooking and a resulting loss of privacy contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and inconsistent with the Council's Supplementary Planning Guidance note SPG1A and 'Housing' Supplementary Planning Document.
5. The proposed development and associated mews to the front of the site would not provide adequate access arrangements for people with disabilities and is therefore contrary to Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Policy SP7 of the Haringey Local Plan and Policy 6.13 of the London Plan 2011.

PC57. SUNSHINE GARDEN CENTRE, DURNSFORD ROAD N11 2EL

The Committee considered a report on the application to grant planning permission for the erection of a replacement two storey retail building with ancillary restaurant to the Sunshine Garden Centre, Durnsford Road N11. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. The planning officer gave a short presentation highlighting the key aspects of the report and set out the following as a replacement for paragraph 8.5.2 in the Committee report:

Paragraph 89 of the NPPF sets out that the construction of new buildings in MOL (Metropolitan Open Land) is inappropriate except in a narrow range of circumstances. These circumstances include limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the MOL and the purpose of including land within it than the existing development; the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The proposed development would be taller than the development currently on site, being two storey rather than one storey with the footprint of the proposed building increasing from 490 sq.m. to 676 sq.m. It was however considered that the buildings would not have a greater impact on the openness of the MOL than the existing buildings. This was particularly the case given that the extension facing the open part of the MOL would be set back from the original building line. The alterations to the buildings would not result in disproportionate additions over and above the size of the original building and the new building would not be materially larger than the one it replaced. As such the development was considered to be appropriate in the MOL.

The Committee raised the following points in their discussions of the application:

- Concerns were expressed regarding the increase in retail floor space proposed under the application. Officers advised that the increase was considered to be acceptable as the footprint of the building would not increase significantly and that the retail space would remain ancillary to the current garden centre use.

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- Confirmation was provided that the proposed extension would be approximately 5m higher than the existing building and that the extension would remain subordinate to the main building although the roof line would be aligned to its eaves.
- The landscaping and screening for the new extension would be broadly inline with that currently in place.

The Committee discussed additional conditions that could be added to any approval granted. It was considered important that the Virginia creeper style plant currently covering the front elevation of the main building be restored following the completion of the extension. Members were also concerned about the potential for overlooking from the new extension and therefore requested that the landscaping condition be extended to ensure planting plans would provide screening with the particular objective of preventing overlooking.

Officers were asked to note the Committees request to be provided with the opportunity to view the materials proposed for the development prior to the commencement of works.

The Chair moved the recommendation in the report, including the inclusion of new conditions covering the restoration of the climbing plant to the front elevation and landscaping to prevent overlooking, and it was

RESOLVED

- That planning application HGY/2013/1692 be approved subject to conditions;

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of three 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. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following revised approved plans: 3211; 101C; 201B, 202B, 203B, 204B, 205B, 210

Reason: To avoid doubt and in the interests of good planning.

PRE-COMMENCEMENT CONDITIONS

- Materials

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be implemented in accordance with the approved samples.

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

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suitability of the samples submitted in the interests of visual amenity.

- Landscaping

4. Notwithstanding the details of landscaping referred to in the application, a scheme for hard and soft landscaping and treatment of the surroundings of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Any planting details approved shall be carried out and implemented in accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the local planning authority.

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

- Boundary Treatment

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

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

- Construction Management Plan

6. The Applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work (including demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Durnsford Road is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

- Sustainable construction

7. Prior to the implementation of the consent hereby approved, the applicant shall submit a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined above are to be met within the framework of the energy hierarchy set out under Policy 5.2 of the London Plan 2011 under the non-domestic elements BREEAM 'Very Good' standard.

Thereafter the recommendations of the energy assessment shall be undertaken in full and required technology installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved.

Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line with Local Plan Policy SP4 and London

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Plan Policy 5.2.

- Levels

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

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

- Waste Storage

. 9. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17 'Waste Capacity' of The London Plan.

- Control of Construction Dust

10.No works shall be carried out on the site until a detailed report, including Risk assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

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

- Extract Duct/Flue

11. Prior to the implementation of the permission, details of any extract fans or flues shall be submitted to and approved by the Local Planning Authority prior to commencement of use”.

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

POST-COMMENCEMENT CONDITIONS

- Cycle Parking

12.The applicant shall provide on-site cycle storage to cater for at least 6 bicycles.

Reason: In order to comply with London Plan guidance and to encourage the use of sustainable modes of transport

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

PC58. DATE OF NEXT MEETING

The next meeting was scheduled for 11 November.

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COUNCILLOR ALI DEMIRCI

Chair