

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 9 DECEMBER 2013**

Councillors: Basu, Beacham, Browne, Demirci (Chair), Mallett (Vice-Chair), McNamara, Reid, Reith, Solomon and Strang

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PC06.</b>	<p><b>APOLOGIES</b></p> <p>Apologies were received from Cllr Rice for whom Cllr Browne substituted.</p>	
<b>PC07.</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>The Chair declared a personal interest in relation to item 7 and 8 (land off Northumberland Park) as a Tottenham Hotspurs supporter and former steward at White Hart Lane stadium. He also identified in relation to item 9, (165 Tottenham Lane) that he held a membership card, currently expired, to the Hackney PictureHouse Cinema.</p>	
<b>PC08.</b>	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>• That the minutes of the Planning Committee on 11 November and the Special Planning Committee on 21 November be approved and signed by the Chair.</li> </ul>	
<b>PC09.</b>	<p><b>PLANNING APPLICATIONS</b></p>	
<b>PC10.</b>	<p><b>LAND OFF NORTHUMBERLAND PARK N17 0AL</b></p> <p>The Committee considered a report on the application for variation of condition 42 attached to planning permission HGY/2011/2350 to allow for proposed change of use of the fourth floor from stadium-related uses (D2) to office use (B1a) and associated minor alterations. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant the amendment subject to conditions and a supplementary s106 agreement.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. Confirmation was provided that a supplementary s106 agreement would be required as a result of the amendment to secure the provision and monitoring of a workplace travel plan to maximise the use of public transport in accessing the site.</p> <p>The Chair moved the recommendation contained within the report and it was</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>• That the amendment proposed to condition 42 attached to planning permission HGY/2011/2350 to vary the fourth floor plan be approved subject to conditions and a supplemental s106 agreement.</li> </ul> <p>IMPLEMENTATION</p>	

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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.

**DRAWINGS**

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 11580/001 P1, 11580/002 P1, 11580/005 P1, 11580/100 P1, 11580/101 P1, 11580/102 P1, 11580/103 P1, 11580/104 P3, 11580/005 P1 and BHCXX-9091

Reason: For the avoidance of doubt and in interests of proper planning.

3. Prior to the completion of the development, the applicant shall submit to the Council as local planning authority for approval detailed drawings at an appropriate scale (elevations 1:20, plans 1:50) of the rear boundary works to the northern terrace, showing materials, and access arrangements.

Reason: To preserve the setting and appearance of the listed buildings, and to ensure a high quality development to preserve and enhance the character and appearance of the North Tottenham Conservation Area in accordance with Haringey Local Plan Policies SP11 'Design' and SP12 'Conservation' and Saved Unitary Development Plan (UDP) 2006 Policy CSV5 and UD3 of the London Borough of Haringey Unitary Development Plan 2006.

**LANDSCAPE MANAGMENT**

4. Within 2 years of commencing the development hereby permitted, the applicant shall submit a landscape maintenance scheme for approval by the Local Planning Authority. Any trees or areas of planting which die, are removed or become seriously damaged or diseased within 5 years of completion of the landscaping scheme, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to ensure that the landscaping is secured in accordance with the Environmental Impact Assessment, in accordance with Haringey Local Plan Policies SP11 'Design' and SP13 'Open Space and Biodiversity' Saved Unitary Development Plan (UDP) 2006 Policy UD3

**PARKING**

5. Unless otherwise agreed in writing by the Local Planning Authority, the car parking provision within the development shall not exceed 401 spaces for the food store and 26 spaces (outside the site), including 7 disabled parking spaces, for the upper floor uses.

Reason: In order to ensure the appropriate level of car parking in the scheme are not exceeded in accordance with policies M3, and M5 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

**CYCLE PARKING**

6. Prior to the occupation of the development hereby permitted, a detailed cycle parking scheme shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out only in accordance

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with the details so approved.

Reason: In order to ensure that well designed safe and appropriate levels of cycle parking in the scheme are provided in accordance with Haringey Local Plan Policy SP7 'Transport' and Saved Haringey Unitary Development Plan (UDP) 2006 Policy UD3.

**STAFF PARKING**

7. No staff, with the exception of Blue Badge holders, are permitted to use the supermarket car park between the hours of 8:00am and 19:00pm Monday to Saturday.

Reason: In order to ensure the appropriate levels of car parking in the scheme are not exceeded in accordance with Haringey Local Plan Policy SP7 'Transport' and Saved Haringey Unitary Development Plan (UDP) 2006 UD3 'General Principles'.

**HOURS OF CONSTRUCTION**

8. The construction works of the development hereby granted shall not be carried out before 0700 or after 1900 hours Monday to Friday or before 0700 or after 1900 hours on Saturday or before 0800 hours or after 1600 hours on Sundays and not at all on Bank Holidays.

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

**LORRIES**

9. Lorries delivering plant or materials during the construction phase of the development will only use designated routes agreed in writing in advance with the Local Planning Authority.

Reason: To minimise the impact of lorry traffic in local residential roads in accordance with the Environmental Impact Assessment and Saved Haringey Unitary Development Plan 2006 policy ENV6.

**LOADING/UNLOADING**

10. Vehicles may arrive, depart, be loaded or unloaded during the construction phase of the development within the general area of the application site only between 0700 hours and 1800 hours Monday to Friday and 0800 hours and 1200 hours on Saturday and not at all on Sunday or Bank Holidays except with the prior written approval of the Local Planning Authority.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway or effect the amenity of local residents in accordance with the Environmental Impact Assessment and Saved Haringey Unitary Development Plan 2006 Policy ENV6.

**NOISE**

11. At 1 metre outside the windows of any neighbouring habitable rooms the level of noise from plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from plant and machinery is tonal in character the differences in these levels shall be at least 10dB(A).

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and Saved Haringey Unitary Development Plan 2006 policy ENV6.

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**USE OF ROOF**

12. Unless otherwise agreed in writing by the Local Planning Authority, no roof top facilities shall be in use between the hours of 2300 - 0700 hours any day of the week.

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and Saved Haringey Unitary Development Plan 2006 Policies ENV6 and ENV7.

**FLOOD RISK**

13. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA). Ref: BDRP0001, Version 6, Final, May 2010 and the following mitigation measures detailed within the FRA:

- i. Reducing the surface water runoff from the site by at least 50% for all storm events up to and including the 1 in 100 year critical storm, taking into account the effects of climate change. The peak discharge must not exceed 150l/s/ha.
- ii. Provision of storage on site to attenuate all flood events up to and including the 1 in 100 year event, taking into account the effects of climate change.

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- iii. Identification and provision of safe route(s) into and out of the site to an appropriate safe-haven.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of the surface water from the site, to ensure safe access and egress from and to the site and to reduce the impact of flooding on the proposed development and future occupants and site users.

**UNIDENTIFIED CONTAMINATION**

14. If, during development, contamination not previously identified is found to be present at the site then no further development (unless agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure protection of controlled waters.

**DELIVERY**

15. Deliveries to the supermarket shall only take place between the hours of 5.00am and 11.00pm on any day. In addition to implementing the noise mitigation measures described in the approved Environmental Statement, Servicing Route A via the junction of Tottenham High Road (A1010) and Northumberland Park (as identified in Figure 4.1, Volume 8 of the approved Transport Assessment) shall be utilised unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and Saved Haringey Unitary Development Plan 2006 policy ENV6.

**DELIVERY AND SERVICING**

16. The use as a 'brand centre' of part of the upper floors of the development hereby permitted shall be used only in conjunction with events in the nearby Stadium for the display of goods and not for general retail or wholesale sale of goods (unless otherwise agreed in writing by the local planning authority).

Reason: To enable proper control of the use of this space in the interest of the amenity of surrounding residents and the impact on the local area.

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**PARKING STEWARDS**

17. The developer provides a delivery and servicing plan for the fourth floor office hereby approved. The servicing and delivery plan should include:

- a) Programme deliveries outside the AM and PM peak periods in order to reduce congestion on the highway network.
  - b) Details of refuse collection to be provided as part of the service and deliver plan.
- Reason: In order to minimise the impact of servicing and deliveries on local traffic and highway conditions.

**COLLABORATION**

18. Unless agreed in writing with the Local planning Authority, The applicant/ developer shall provide parking stewards inside the food store car park for the duration of the operation of the foodstore. Such wardens shall manage the use of the car park to maximise efficiency

Reason: In order to maximise the capacity of the food store carpark.

**NO CHANGE OF USE**

19. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no conversion of the B1(a) use hereby approved to Residential C3 shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To ensure that no inappropriate residential development takes place in the interests of land use planning and residential amenity consistent with Policy 3.5 of the London Plan 2011, Haringey Local Plan Policies SP1 'Managing Growth' SP2 'Housing' and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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.

**PC11. LAND OFF NORTHUMBERLAND PARK N17 0AL**

The Committee considered a report on the application for variation of condition 42 attached to planning permission HGY/2011/2350 to allow for proposed change of use of the second floor plan from stadium-related uses (D2) and showroom/brand centre (sui generis) to class D1 to form a new university technical college and associated minor alterations. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant the amendment subject to conditions and a supplementary s106 agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. Confirmation was provided that a supplementary s106 agreement would be required as a result of the amendment to secure the provision and monitoring of a school travel plan to maximise the use of public transport in accessing the site.

Cllr Bevan addressed the Committee in relation to the application. Although he had

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no objection to additional educational provision in the area, he expressed concern on the impact of the application on traffic in the locality and which would not be sufficiently addressed under the supplementary s106 agreement. The potential for the new college to exacerbate current capacity issues at peak times on bus routes serving the local area was of particular concern, as well as the lack of planned additional parking provision to support the college. Cllr Bevan also considered that a condition should be imposed on any permission granted to require the college to work closely with the nearby sixth form centre. Officers confirmed that this had been added to the list of proposed conditions contained within the report.

In response to Cllr Bevan's comments, the Committee was advised that the site was well served by public transport and that the applicant had undertaken a traffic assessment survey which had identified that the majority of trips generated as a result of the new technical college would be via sustainable modes of transport. Transport for London had additionally confirmed, based on forecasts of the number of proposed trips generated by the new college, that the impact on the capacity of the Underground and bus network would be acceptable and was unlikely to have an adverse impact on public transport or the highway network in the area. Additionally, assurance was provided that the applicant would be required to monitor the school travel plan secured by s106 agreement for five years so the transport situation would be kept under review.

The Chair moved the recommendation contained within the report and it was

**RESOLVED**

- That the amendment proposed to condition 42 attached to planning permission HGY/2011/2350 to vary the second floor plan be approved subject to conditions and completion of a supplemental s106 agreement.

**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.

**DRAWINGS**

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 11580/001 P1, 11580/002 P1, 11580/005 P1, 11580/100 P1, 11580/101 P1, 11580/102 P2, 11580/103 P1, 11580/104 P3, 11580/005 P1, 411 TOT 6000, 411 TOT 6020, 411 TOT 6020 and BHC-XX-9091

Reason: For the avoidance of doubt and in interests of proper planning.

3. Prior to the completion of the development, the applicant shall submit to the Council as local planning authority for approval detailed drawings at an appropriate scale (elevations 1:20, plans 1:50) of the rear boundary works to the northern terrace, showing materials, and access arrangements.

Reason: To preserve the setting and appearance of the listed buildings, and to ensure a high quality development to preserve and enhance the character and appearance of the North Tottenham Conservation Area in accordance with Haringey Local Plan Policies SP11 'Design' and SP12 'Conservation' and Saved Unitary Development Plan (UDP) 2006 Policy CSV5 and UD3 of the London

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Borough of Haringey Unitary Development Plan 2006.

**LANDSCAPE MANAGMENT**

4. Within 2 years of commencing the development hereby permitted, the applicant shall submit a landscape maintenance scheme for approval by the Local Planning Authority. Any trees or areas of planting which die, are removed or become seriously damaged or diseased within 5 years of completion of the landscaping scheme, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to ensure that the landscaping is secured in accordance with the Environmental Impact Assessment, in accordance with Haringey Local Plan Policies SP11 'Design' and SP13 'Open Space and Biodiversity' Saved Unitary Development Plan (UDP) 2006 Policy UD3

**PARKING**

5. Unless otherwise agreed in writing by the Local Planning Authority, the car parking provision within the development shall not exceed 401 spaces for the food store and 26 spaces (outside the site), including 7 disabled parking spaces, for the upper floor uses.

Reason: In order to ensure the appropriate level of car parking in the scheme are not exceeded in accordance with policies M3, and M5 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

**CYCLE PARKING**

6. Prior to the occupation of the development hereby permitted, a detailed cycle parking scheme shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out only in accordance with the details so approved.

Reason: In order to ensure that well designed safe and appropriate levels of cycle parking in the scheme are provided in accordance with Haringey Local Plan Policy SP7 'Transport' and Saved Haringey Unitary Development Plan (UDP) 2006 Policy UD3.

**STAFF PARKING**

7. No staff, with the exception of Blue Badge holders, are permitted to use the supermarket car park between the hours of 8:00am and 19:00pm Monday to Saturday.

Reason: In order to ensure the appropriate levels of car parking in the scheme are not exceeded in accordance with Haringey Local Plan Policy SP7 'Transport' and Saved Haringey Unitary Development Plan (UDP) 2006 UD3 'General Principles'.

**HOURS OF CONSTRUCTION**

8. The construction works of the development hereby granted shall not be carried out before 0700 or after 1900 hours Monday to Friday or before 0700 or after 1900 hours on Saturday or before 0800 hours or after 1600 hours on Sundays and not at all on Bank Holidays.

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

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**LORRIES**

9. Lorries delivering plant or materials during the construction phase of the development will only use designated routes agreed in writing in advance with the Local Planning Authority.

Reason: To minimise the impact of lorry traffic in local residential roads in accordance with the Environmental Impact Assessment and Saved Haringey Unitary Development Plan 2006 policy ENV6.

**LOADING/UNLOADING**

10. Vehicles may arrive, depart, be loaded or unloaded during the construction phase of the development within the general area of the application site only between 0700 hours and 1800 hours Monday to Friday and 0800 hours and 1200 hours on Saturday and not at all on Sunday or Bank Holidays except with the prior written approval of the Local Planning Authority.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway or effect the amenity of local residents in accordance with the Environmental Impact Assessment and Saved Haringey Unitary Development Plan 2006 Policy ENV6.

**NOISE**

11. At 1 metre outside the windows of any neighbouring habitable rooms the level of noise from plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from plant and machinery is tonal in character the differences in these levels shall be at least 10dB(A).

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and Saved Haringey Unitary Development Plan 2006 policy ENV6.

**USE OF ROOF**

12. Unless otherwise agreed in writing by the Local Planning Authority, no roof top facilities shall be in use between the hours of 2300 - 0700 hours any day of the week.

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and Saved Haringey Unitary Development Plan 2006 Policies ENV6 and ENV7.

**FLOOD RISK**

13. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA). Ref: BDRP0001, Version 6, Final, May 2010 and the following mitigation measures detailed within the FRA:

- i. Reducing the surface water runoff from the site by at least 50% for all storm events up to and including the 1 in 100 year critical storm, taking into account the effects of climate change. The peak discharge must not exceed 150l/s/ha.
- ii. Provision of storage on site to attenuate all flood events up to and including the 1 in 100 year event, taking into account the effects of climate change.
- iii. Identification and provision of safe route(s) into and out of the site to an appropriate safe-haven.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of the surface water from the site, to ensure safe access and egress from and to the site and to reduce the impact of flooding on the proposed development and future



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occupants and site users.

**UNIDENTIFIED CONTAMINATION**

14. If, during development, contamination not previously identified is found to be present at the site then no further development (unless agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure protection of controlled waters.

**DELIVERY**

15. Deliveries to the supermarket shall only take place between the hours of 5.00am and 11.00pm on any day. In addition to implementing the noise mitigation measures described in the approved Environmental Statement, Servicing Route A via the junction of Tottenham High Road (A1010) and Northumberland Park (as identified in Figure 4.1, Volume 8 of the approved Transport Assessment) shall be utilised unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and Saved Haringey Unitary Development Plan 2006 policy ENV6.

**DELIVERY AND SERVICING**

16. The developer provides a delivery and servicing plan for the fourth floor office hereby approved. The servicing and delivery plan should include:

- a) Programme deliveries outside the AM and PM peak periods in order to reduce congestion on the highway network.
- b) Details of refuse collection to be provided as part of the service and deliver plan.

Reason: In order to minimise the impact of servicing and deliveries on local traffic and highway conditions.

**PARKING STEWARDS**

17. Unless agreed in writing with the Local planning Authority, The applicant/ developer shall provide parking stewards inside the food store car park for the duration of the operation of the foodstore. Such wardens shall manage the use of the car park to maximise efficiency.

Reason: In order to maximise the capacity of the food store carpark.

**COLLABORATION**

18. The applicant shall liaise with the Haringey Sixth Form Centre to investigate opportunities for collaboration to ensure best use of facilities. Evidence of such liaison shall be submitted in the form of a written statement setting out what steps have been taken and the results of any discussion. Such a statement shall be submitted within 3 months of occupation.

Reason: In order to ensure best use of facilities between local education institutions in accordance with London Plan Policy 3.18 'Education Facilities'.

**SCREENING**

19. Prior to the occupation of the development hereby permitted, a detailed scheme for the screening of the roof terraces shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the details so approved.

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Reason: In order to minimise overlooking to nearby residential properties in accordance with London Plan Policy 7.6 'Architecture' and Saved UDP Policy UD3 'General Principles'.

**PC12. 165 TOTTENHAM LANE N8 9BY**

The Committee considered a report on the application to grant planning permission for the redevelopment of the site at 165 Tottenham Lane to provide a four screen cinema with ancillary café/bar, roof top plant and associated infrastructure and other works. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and the signing of a s106 agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The Committee were updated that since the publication of the report, additional consultation responses had been received from Cllr Strang and Cllr Winskill. Although neither objected or supported the application, Cllr Winskill proposed the imposition of an additional condition requiring the applicant to undertake an acoustic survey and to implement any resulting sound proofing measures recommended. Officers confirmed that this condition would be added to any permission granted. A petition had also been received from the Fairfield Road Resident's Association.

The Committee expressed concern over the potential impact of the application on existing traffic pressures in the town centre area and how any adverse effect on parking in the locality would be mitigated. Officers confirmed that a traffic assessment had been undertaken for the application, based on a three month traffic survey and traffic levels and patterns from similar Picturehouse cinemas. The assessment identified that, based on a worst case scenario of 100% cinema occupancy levels, there would be sufficient capacity within 400m of the site to accommodate forecast parking demand associated with the application. The Council's transportation team would also review the existing parking arrangements in the local area as well as, in consultation with local residents, exploring the potential for extending the hours of the local Controlled Parking Zone. Additional transport surveys had also been undertaken utilising the TRAVL trip prediction database and also taking into account a worst case cumulative traffic scenario for the proposed Picturehouse cinema and the nearby Art House cinema. Based on this evidence, the transport team did not have any objections to the application subject to the inclusion of a number of additional conditions as set out within the report.

A number of objectors addressed the Committee and raised the following points:

- Insufficient consideration had been given to the impact of the operation of two cinemas in close proximity in a town centre, particularly capacity problems at peak times.
- The scale of the cinema was considered to be overbearing to properties on Fairfield Road and Gardens and would potentially cause overshadowing to nearby residential properties.
- In terms of design, the proposed building was out of character with the Crouch End Conservation Area.

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- Concerns were expressed regarding the potential for noise and vibrations to be emitted from the cinema building, particularly from the external plant equipment and the potential impact on properties closest to the cinema on Fairfield Road.
- Residents in the nearby residential streets would also potentially be disturbed by the noise from customers entering and exiting the cinema late at night.

The Committee were also provided with a copy of a petition provided by the Fairfield Resident's Group which had been signed by over 300 signatories. The Committee expressed concern however that not all signatories appeared to be resident in the Crouch End area.

A representative from Picturehouse Cinemas Ltd addressed the Committee and raised the following points:

- The company had experience in running successful town centre based cinemas and considered the Tottenham Lane site to be an appropriate location for a new cinema.
- The flow of customers would be staggered across the day inline with film showings, with peak customer levels outside of rush hour times during the evenings and weekend.
- The cinema building would be constructed to a high acoustic specification and the monitoring of noise from plant equipment would be subject to ongoing monitoring via cinema management.
- Traffic surveys had been undertaken based on a five minute walk radius which demonstrated that surrounding residential streets could accommodate additional parking from the cinema. Confirmation was provided that parking studies had also been undertaken based on worst case scenarios, although from experience a 57% peak capacity would be a more customary customer level.
- Experience from other cinemas in the chain suggested that the majority of customers used public transport to get to the venue.

In response to a question from the Committee, the applicant confirmed that the feasibility would be explored of securing the provision of alternative parking arrangements through deals with local businesses in the area to potentially utilise parking capacity outside of main business hours in the evenings and weekends. Officers agreed to add this as an informative.

The Chair moved the recommendation contained within the report including the informative above, and it was

**RESOLVED**

- That planning permission HGY/2011/1984 be approved subject to conditions and the signing of a s106 agreement.

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

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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. No development shall commence until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted to, and approved in writing by the Local Planning Authority. 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 Local Planning Authority prior to any works being carried out on the site.

Reason: To ensure that the construction does not prejudice the ability of neighbouring occupiers' reasonable enjoyment of their properties.

4. The development hereby permitted shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating 'Very Good' has been achieved for this development

Reason: To ensure that the development achieves a high level of sustainability

5. No development shall commence until a construction management plan (CMP) and construction logistics plan (CLP) have been submitted to and approved in writing by the Local Planning Authority. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Tottenham Lane and Fairfield Gardens would be 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 and Highways network.

6. No development shall commence until a delivery and servicing plan (DSP) has been submitted to and approved in writing by the Local Planning Authority.

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

7. The necessary works to remove the existing crossover and reconstruct the footways will 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 before works commences on site.

Reason: In the interest of highway safety and to protect the visual amenity of the locality.

8. The applicant is required to provide the Local Planning Authority a parking review plan which includes parking surveys within 600 of metres of the site.

Parking

surveys should be submitted 3 months prior to the occupation of the development, and every 6 months thereafter for a period of 1 year.

Reason: To monitor the impact of the proposed development on the transportation and highways network and its impact on residential amenity in the area surrounding the site.

9. The use hereby permitted shall not be operated before 08:00 hours or after 00:30 hours Sunday to Wednesdays and Public Holidays, and before 08:00 hours or after 01:30 hours Thursday to Saturdays.

Reason: To facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

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10. At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.

Reason: To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises

11. 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.

12. The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

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

13. The combined capacity of the cinema facility hereby approved shall be restricted to a maximum of 610 seats at any time. No variation to the above numbers shall be permitted without the prior written approval of the Local Planning Authority.

Reasons: To prevent loss of amenity to nearby residential properties, and minimise impact on the surrounding road and parking network

Informatives:

a) Thames Water Surface Water Drainage. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water - 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.

b) Environmental Health

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.

c) Community Infrastructure Levy

The applicant is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £11,760 (£35 x 336sqm). 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.

d) Working with the applicant

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

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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.

**PC13. 30 MUSWELL HILL, N10 3TA**

The Committee considered a report on the application to grant planning permission for the redevelopment of the site at 30 Muswell Hill to provide 12 self contained flats within two residential blocks. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and the signing of a s106 agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The Committee were advised that extant planning permission had been granted for the site in 2001 and which remained live and capable of implementation. It was considered that the current application constituted an improved scheme in terms of design, access and layout.

Following the completion of a viability assessment for the scheme, the applicant was proposing a £125k commuted sum be paid in lieu of the non provision of affordable housing units on site. Officers confirmed that no affordable housing provision/contribution was provided for under the extant planning permission currently in place. In response to concerns from the Committee over the seemingly low affordable housing contribution proposed, officers confirmed that the applicant's viability assessment had been rigorously tested and that a clause would be included within the s106 agreement to capture value should the sale prices of the units exceed those set out within the viability assessment.

An informative was requested for addition to provide members of the Committee with the opportunity to view the proposed materials for the external surfaces of the development and also to encourage the applicant to avoid the use of untreated wood and bare metalwork and support the provision of obscured balconies. An informative was also requested to ask the applicant to consult Members in the naming of the scheme.

The Committee requested that the wording be tightened up within the s106 agreement to clarify the definition of 'local residents' as part of the commitment for 20% of the onsite workforce employed during construction to be local residents.

The Chair moved the recommendation contained within the report including the additional informatives listed above, and it was

**RESOLVED**

- That planning permission HGY/2011/1846 be approved subject to conditions and the signing of a s106 agreement.

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**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 approved plans: 3655/P09, P10, P11, P12, P15, P19, P19, P20, P25, P26, P27, P28, P29, P100

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

**Landscaping**

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 layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

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; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

Such an approved scheme of planting, seeding or turfing comprised in the

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approved details of landscaping shall be carried out and implemented in strict 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 trees or 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 retained thereafter .

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.

**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.

**Levels**

6 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.

**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 and that the residential elements of the scheme will achieve Code for Sustainable Homes Level 4. Thereafter the recommendations of the energy assessment shall be undertaken in full and required technology installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved.

Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line with Local Plan Policy SP4 and London Plan Policy 5.2.

**Waste Storage**

. 8. 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:**



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9. 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

Combustion and Energy Plant:

10. Prior to installation details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by The London Plan Policy 7.14.

Construction Management Plan

11. 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 would be undertaken in a manner that disruption to traffic and pedestrians on Muswell Hill 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.

Historic WW2 ARP post

12. No works shall be carried out on the site until a full detailed record including, photographs and survey of the historic WW2 ARP post has been submitted and approved by the LPA

Reason: To ensure that there is evidence that the structure appears on Council's records.

#### POST-COMMENCEMENT CONDITIONS

Lifetime Homes

13. The residential units hereby approved shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Council's standards in relation to the provision of Lifetime Homes.

Obscure glazed windows

14. No unit shall be occupied until the obscure glazed windows shown on the approved drawings (3655/P 29) have been installed. The windows shall thereafter be retained and not removed without the prior written consent of the Local Planning Authority.

Reason: To prevent overlooking to adjoining neighbours in accordance with Saved UDP policy UD3 'General Principles' and Local Plan Policy SP11 'Design'

#### INFORMATIVE 1 – Naming

The new development will require naming. The applicant should contact the Local Land Charges section/department at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a

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suitable address.

**INFORMATIVE 2 – Thames 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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

**INFORMATIVE 3 – Thames Water**

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

**INFORMATIVE 4 – Secure by Design**

The new homes would benefit from the Secured by Design standards, particularly for door and window standards; There should be gating near the front of the property to prevent intruders gaining access

**PC14. LAND TO REAR OF 318-320 HIGH ROAD N15 4BN**

The Committee considered a report on the application to grant planning permission for the demolition of a derelict commercial building to the land rear of 318-320 High Road N15 4BN to provide 18 residential dwellings. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and the signing of a s106 agreement.

The planning officer gave a short presentation highlighting the key aspects of the reports. The Committee were advised that in the interests of flexibility, the s106 agreement for the scheme would provide for a minimum 50% affordable housing provision on site although the applicant, Sanctuary Housing was proposing 100% affordable housing on site consisting of a mix of social rent, intermediate rent and shared ownership.

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

- The car restricted designation of the scheme was noted. Members emphasised the importance of future residents being made fully aware of this designation before committing to living there. Officers confirmed that standard wording could be added to the s106 agreement to require the applicant to provide the Council with evidence that new residents were informed of the car restricted designation of the scheme.
- Clarification was requested on the proposed £500 per annum maintenance contribution to be made by the applicant to allow future residents of the scheme to use the playground in nearby Saltram Close estate. Officers would ensure that the contribution was inflation linked if provided in instalments as opposed to a one off up front lump sum covering the agreed 25 year contribution period.
- Members expressed concern regarding the narrow nature of the main access entrance to the site located on the High Road and the lack of pedestrian and vehicular separation. Officers advised that this access would only serve the two disabled parking bays on the site thereby with a limited

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number of vehicle movements, with refuse collections and access for servicing provided through Saltram Close. Officers acknowledged that although the access route was not ideal, it was established and located on private land thereby limiting the opportunity for the Council to object to its use.

Cllr Bevan addressed the Committee in objection to the application in regards to the lack of consultation with residents of Saltram Close over residents of the scheme having access to the estate's playground. It was considered that the maintenance contribution to be secured under s106 agreement for this access was insufficient.

The applicant's representative addressed the Committee and raised the following points:

- The scheme had a high quality design and the applicant as a registered housing association aimed to improve the local area and community.
- Confirmation was provided that the amount of the maintenance contribution for access to the Saltram Close play area had been proposed by the Council's Housing Enablement Team.
- With regards to the materials proposed for the external surfaces of the scheme, the applicant confirmed there would be some flexibility in those selected. As such, it was agreed to amend condition 3 to require the applicant to consult with the Committee prior to final approval by the Planning Service and also to extend the condition to include samples of materials proposed for balconies.
- In response to a question, confirmation was provided that Sanctuary Housing did not own the access route to the site but had right of way as an existing entrance route. In relation to lighting and security arrangements, the applicant would work with the local crime prevention officer to minimise risks and was also required as a condition of funding to obtain a Secured by Design certificate.

The Chair moved the recommendation contained within the report including the proposed amendment to condition 3 listed above, and it was

**RESOLVED**

- That planning permission HGY/2011/1985 be approved subject to conditions and the signing of a s106 agreement.

**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.

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**DRAWINGS**

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.

**MATERIALS**

3. Samples of 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 consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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.

5. Before the development hereby permitted is commenced details of balcony screening between the two buildings shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the balcony and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

**WASTE AND RECYCLING COLLECTION**

6. 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 and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the

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London Plan 2011.

**ARCHAEOLOGY**

7. A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the borough and in PPS 5/NPPF.

**CONTAMINATED LAND**

8. Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

a risk assessment to be undertaken; refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements; and the risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that

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provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

**COMBUSTION AND ENERGY PLANT**

9. Prior to installation details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by The London Plan Policy 7.14.

**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. 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 work being carried out on the site.

Reason: In order to minimise harm to air quality and residential amenity in accordance with Saved UDP Policy ENV7.

**CONSTRUCTION TRAFFIC**

11. Three months prior to commencement of the development hereby permitted, details a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted, approved in writing by the Local Planning Authority and implemented accordingly. The Plans must provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on High Road Tottenham and Stainby Road is minimised and that construction vehicle movements will be planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To minimise vehicular conflict at this location in the interest of safety and the freeflow traffic in accordance with Saved UDP Policy UD3 and Haringey Local Plan Policy SP7.

**CYCLE PARKING**

12. Prior to the first occupation of the development hereby permitted, the applicant shall provide secure and covered cycle storage for 24 bicycles.

Reason: To encourage the use of sustainable modes of transport and to comply with London Plan standards.

**TREE PROTECTION**

13. Prior to the commencement of any development hereby approved and before

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any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, details of the protection of any retained tree onsite or nearby which is likely to be affected by the development, to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be installed prior to the commencement of any development hereby approved and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the written consent of the Local Planning Authority.

Reason: In order to ensure the safety and well being of the trees on the site during construction works that are to remain after building works are completed consistent with London Plan Policy 7.21, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan.

**LOCAL LABOUR/TRAINING**

14. That where reasonably possible, not less than 20 percent (20%) of onsite workforce (excluding managers and supervisors) employed during the construction period for 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.

15. That where reasonably practicable not less than 10 percent (10%) of the onsite 'local' workforce (excluding managers and supervisors) employed during the construction period for 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.

**INFORMATIVES:**

The development of this site is likely to damage heritage assets of archaeological and historical interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance

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with the appropriate English Heritage guidelines.

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

COUNCILLOR ALI DEMIRCI

Chair