

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 14 JULY 2014**

Councillors: Ahmet (Chair), Akwasi-Ayisi, Basu, Bevan, Carter, Elliott, Mallett (Vice-Chair), Patterson, Rice and Stennett

| MINUTE NO. | SUBJECT/DECISION |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PC39. | <p>APOLOGIES</p> <p>Apologies were received from Cllr Gunes and Cllr Beacham, for whom Cllr Elliott substituted.</p> <p>Cllr Basu entered the meeting late and was therefore unable to take part in the determination of item 7.</p> |
| PC40. | <p>DECLARATIONS OF INTEREST</p> <p>Cllr Bevan identified that he had made comments regarding the Pretoria Road application as a local ward Councillor and had attended the Development Forum meeting.</p> |
| PC41. | <p>MINUTES</p> <p>It was noted that the action to provide Cllr Carter with information regarding the regularisation of flat conversions within Harringay ward remained outstanding and officers confirmed this would be actioned.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the Planning Committee held on 16 June be approved. |
| PC42. | <p>92 STAPLETON HALL ROAD N4 4QA</p> <p>The Committee considered a report on the application to grant planning permission for the erection of a 2 storey, four bedroom house with basement. 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.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled amendment to the report setting out an amendment to condition 13 to require Council approval of a Method of Construction Statement.</p> <p>A number of objectors addressed the Committee and raised the following points:</p> <ul style="list-style-type: none"> • The design was overbearing in terms of size and scale with the apparent sole intention of extracting maximum profit from the site. The result would be a very oversized four bedroom house with room dimensions so large that they would not sufficiently be covered by the proposed fire sprinkler system. • The scheme constituted the development of garden land which was out of line with national and local policy and would set a precedent in the area. • The new building would result in a loss of light, privacy and amenity to surrounding properties including overlooking from proposed balconies. |

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- The basement assessment had not been undertaken by a suitably qualified professional using BRE methodology.
- There were inaccuracies within the information provided by the applicant including that the land had never formed private amenity space, that there was currently vehicular access and that the dimensions did not take into account overhanging roofs or lightwells. The objectors asserted that the land had previously served as private amenity space for the ground floor flat at number 92. It was considered that the information provided was not accurate enough to allow the Committee to make an informed decision on the application.
- The Party Wall Act would provide minimal protection to neighbouring properties in the event that any structural issues arose from the works.
- The proposed screening would impeach on the established right of access for neighbours via the side passageway.
- The many iterations of the report had been a source of confusion.

Cllr Sahota addressed the Committee in his capacity as a local ward Councillor and outlined his support for the objector's concerns regarding the very large, dominating scale of the scheme, the negative impact on surrounding properties from loss of amenity and privacy, overlooking and overshadowing. The site was additionally in a Conservation Area and near a wildlife corridor and as a result, he urged the Committee to reject the application.

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

- The design had been through a number of iterations to incorporate comments from objectors and officers in particular to address any potential overlooking issues e.g. through the provision of obscure balconies etc.
- The basement assessment had been undertaken by an appropriately qualified individual accredited by the Engineering Council.
- A number of other experts had been consulted regarding the development and had not raised any concerns regarding the scheme.
- In response to concerns raised by the Committee regarding the potential deterioration in the appearance of the proposed timber cladding and white render over time, confirmation was provided that the cladding effect would be achieved through the use of timber effect concrete tiles. The applicant indicated that consideration would be given to utilising a darker shade of render. Officers confirmed that this issue would be covered under the discharge of materials condition.
- Confirmation was provided that Network Rail had been consulted on the plans and had raised no objection subject to their prior approval of excavation works.

In light of the issues raised by objectors regarding the basement impact assessment, officers advised that the Building Control department had reviewed the report submitted and found it to be in order. The use of piling as a construction method would also help to minimise any ground movement. In response to the objectors comments that the scheme constituted 'garden grabbing', officers advised that according to historical OS maps, the plot and the plot that 92a sits on were separate plots. With regards to the comments regarding the room sizes precluding the use of a fire sprinkler system, confirmation was provided that the London Fire Brigade had suggested that a sprinkler system be installed. In

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addition, the Building Control department had reviewed the British Standard Institute standards for automatic fire sprinkler systems and saw no reason that a system could not be installed in the scheme.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/0697 be approved subject to conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
 2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to avoid doubt and in the interests of good planning.
 3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
 4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping (including details of species, location and the size of the new trees to be planted) shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/samples to be submitted to, and approved in writing by the Local Planning Authority.
The approved landscaping scheme shall thereafter 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 maintained and retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to ensure the development has satisfactory landscaped areas and in the interests of the visual amenity of the area.
 5. Prior to the first occupation of the building a plan showing details of the

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green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance Reason: To ensure that the green roof is suitably designed and maintained.

Reason: To ensure that the green roof is suitably designed and maintained.

6. No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

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.

7. Details of proposed replacement/ new boundary treatments shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans/detail.

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

8. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

9. No development shall commence until a full No-Dig specification and a cellular containment system for works the driveway within the root protection area of protected and retained trees has been submitted and approved in writing by, the Local Planning Authority. The construction of the surface shall be carried out in accordance with approved details and thereafter retained

Reason: In order to protect trees on and adjacent to the site which are to be retained with surfacing placed near to or over the trees root system.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A to E of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

11. No part of any of the roofs to the development hereby granted shall be used as a roof terrace.

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Reason: In order to protect the amenity of occupants of the adjoining residential properties.

12. 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.

13. No development shall take place, including any works of demolition, until a Method of Construction Statement, to 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:

have been 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.

14. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

Informatives:

- a) Positive and proactive manner
In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- b) Transportation
The new development will require numbering. The applicant should contact

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the Local Land Charges team at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address

c) Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

d) Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

e) CIL

The applicant is advised that the proposed development 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 £8925.00 (255sq.m 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.

f) Network Rail

Construction

Any scaffold, cranes or other mechanical plant must be constructed and operated in a "fail safe" manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

Demolition

Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures

Drainage

No water or effluent should be discharged from the site or operations on the site into the railway undertaker's culverts or drains. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Suitable foul drainage must be provided separate from Network Rail's existing drainage.

Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity

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between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which holds relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

Landscaping

Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing.

Lists of trees that are permitted and those that are not permitted are provided below and these should be added to any tree planting conditions:

Permitted:

Birch (*Betula*), Crab Apple (*Malus Sylvestris*), Field Maple (*Acer Campestre*), Bird Cherry (*Prunus Padus*), Wild Pear (*Pyrus Communis*), Fir Trees – Pines (*Pinus*), Hawthorne (*Cretaegus*), Mountain Ash – Whitebeams (*Sorbus*), False Acacia (*Robinia*), Willow Shrubs (Shrubby *Salix*), Thuja Plicatata "Zebrina"

Not Permitted:

Alder (*Alnus Glutinosa*), Aspen – Poplar (*Populus*), Beech (*Fagus Sylvatica*), Wild Cherry (*Prunus Avium*), Hornbeam (*Carpinus Betulus*), Small-leaved Lime (*Tilia Cordata*), Oak (*Quercus*), Willows (*Salix Willow*), Sycamore – Norway Maple (*Acer*), Horse Chestnut (*Aesculus Hippocastanum*), Sweet Chestnut (*Castanea Sativa*), London Plane (*Platanus Hispanica*).

A comprehensive list of permitted tree species is available upon request.

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.

PC43. 19 HARINGEY PARK N8 9HY

The Committee considered a report on the application to grant planning permission for the demolition of existing garages on site and redevelopment to provide 2x 4 bed houses. 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. It was updated that an additional 6 representations had been received since the publication of the agenda as well as a letter from Cluttons Solicitors, representing a number of local residents objecting to the scheme, and a copy of

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which had been circulated to the Committee.

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

- Safety and noise concerns regarding the proposed car turntable particularly in light of its proximity to 18a Haringey Park.
- The scheme would not provide affordable housing.
- The plot, including the incumbent garages, had been deliberately neglected over time by the applicant as a pretext for the redevelopment.
- The scheme would constitute overdevelopment of an already constrained site, as demonstrated by the need for the provision of a car turntable and the extensive basement excavation works required.
- The new houses would negatively impact on neighbouring properties through overlooking and overshadowing and would result in a loss of privacy.
- The scale and nature of the design was not sympathetic to the surrounding area.

Cllr Doran addressed the Committee in his capacity as a local ward Councillor and raised the following points:

- The applicant had not demonstrated any attempt to engage with local people in developing the scheme. Had this been undertaken it was considered that a more appropriate and acceptable design could have been reached.
- The site was narrow in nature leading to concerns regarding the proximity to neighbouring boundaries and properties.
- The site had been deliberately neglected including allegations around the illegal felling of protected trees.

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

- The design had been developed over a long period, with several modifications made in response to comments received including a reduction in the number of units.
- The scheme would be set back from the road and not highly visible from the street.
- The car turntable would be remotely controlled and safe. The Transport Team had raised no issues regarding the equipment.
- Two family sized houses would be created which were in demand in the area.
- The garages currently onsite did not meet modern standards.
- The Council's arboriculture officer had been consulted on the treatment of trees currently on the site.
- In response to concern raised by the Committee regarding the proposed size of the gardens to the new properties, assurances were provided that the dimensions were in excess of those set out in the London Plan.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/2273 be approved subject to

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conditions.

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

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

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

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

3. Notwithstanding the description of the materials in the application, no development shall take place until precise details of the materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity. Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority.

The approved landscaping scheme shall thereafter 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 maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area

5. Details of proposed replacement/ new boundary treatments shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans/ detail.

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

6. Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with

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the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance

Reason: To ensure that the green roof is suitably designed and maintained.

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

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

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

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

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

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

Reason: To minimise loss of amenity to neighbouring residential premises during the construction of the development.

9. No development shall take place, including any works of demolition, until a

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Method of Construction Statement, to 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:

have been 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.

10. The dwellings 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.

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

11. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, an update Arboricultural method statement (in accordance with BS 5837: 2012) must be submitted to and approved in writing by the Local Planning Authority confirm the tree protection measures and sequence of events.

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

12. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

13. 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.

14. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

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15. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (as amended) or any Order revoking or re-enacting that Order, no extensions or alterations to the dwelling houses hereby approved shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations.

Informatives:

g) Positive and proactive manner

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

h) 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.

i) Transportation

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

j) Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended

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works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

k) Environmental Health

Asbestos survey

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.

Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

l) CIL

The applicant is advised that the proposed development 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 £6,965 (£35 x 199)). 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.

PC44. VACANT LAND BETWEEN 17 AND 34 PRETORIA ROAD N17 8DX

The Committee considered a report on the application to grant planning permission for the redevelopment of the site to provide a new four storey building housing 52 extra care 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 s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The Committee's attention was drawn to a tabled amendment to the report covering condition 12 to require Council approval of a Construction Management Plan and Construction Logistics Plan and a reduction in the s106 monitoring fee from £609 to £540.

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

- The provision for guest parking was queried. The transport officer advised that an assessment had been undertaken and it was considered there would be sufficient on street parking spaces available based on visiting patterns at similar facilities in the area. Approval of a Travel Plan for the development would be secured under condition.
- In response to a concern regarding the aesthetics of the proposed design, it was confirmed that the selected design was supported by the Design Panel

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and officers as high quality and appropriate for the area.

- Clarification was sought from the applicant, One Housing Group, on plans to involve students from the local sixth form centre and whether this condition could be discharged by the Committee instead of officers. The applicant advised that a productive meeting had recently been held with the college to look at future opportunities around training and employment and establishing links with the social care course offered. Officers agreed to make this requirement more explicit within the s106 agreement and to update the Committee on progress on an informal basis. It was additionally advised that the local employment requirement included as a clause in the s106 agreement would be monitored by the Council's Economic Development Team. Confirmation was provided that there would be a separate heads of terms for post construction employment.
- In response to a question, the applicant confirmed that consideration had been given to the installation of photovoltaic panels to provide hot water for the scheme but these were more suited to domestic units and were not viable for commercial schemes.

The Chair moved the recommendation of the report, subject to the strengthening of the s106 agreement regarding linking in with the sixth form centre, and it was

RESOLVED

- That planning application HGY/2014/1080 be approved subject to conditions and a s106 legal 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 & 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 approved plans;

2.1/01, 02, 03, 04 Rev A, 05, 06 Rev A, 07, 08, 09, 10, 11

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 type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter 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

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4. No development shall take place until full details of 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 detailed drawings of the planting of new trees of a large nursery size, some of which have the capacity to grow to a large mature size demonstrating that space allocated for new planting is protected from construction damage. 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.

Waste Storage

7. 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.

Contaminated Land

8. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

Control of Construction Dust:

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

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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.

Travel Plan

11. No development shall take place until details of a travel plan showing how patrons will access the site by more sustainable transport modes has been submitted to and approved in writing by the local planning authority. The plan must show measures that will be used to promote more sustainable modes of transport and how such measures will be managed once the development has been first implemented. The approved travel plan shall be implemented prior to first occupation of the development hereby permitted. The following measures must be included in order to maximise the use of sustainable;

- a) Provision of residential welcome induction packs containing public transport and cycling/walking information like available local bus/rail/underground services, map and time-tables to all new residents. The travel pack is to be approved by the Council's transportation planning team.
- b) The developer will be required to provide details on mobility scooter parking details, which must have electric charging points as per details of which must be submitted before the development is occupied.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.

12. Construction Management Plan and Construction Logistics Plan

Full details of a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months prior to construction work commencing on site. The Plans shall provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on High Road Tottenham, Chesnut Road, Rycroft Way and Somerset Road is minimised and shall also include full details of construction vehicle movements on the local road network in order to avoid the AM and PM peak periods. The approved scheme shall thereafter be implemented and carried out strictly in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

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

Arboricultural method statement

13. Details of an arboricultural method statement to be submitted and approved by the Local Planning Authority confirming the tree protection measures and

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sequence of events

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

Pre-commencement site meeting

14. Pre-commencement site meeting to be specified and attended by all interested parties (site manager, consultant arboriculturalist, Council Arboriculturalist and contractors) to confirm all the protection measures to be installed for trees.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

Protective Fencing

15. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, details of the specification and position of the fencing for the protection of any retained tree 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.

Code for Sustainable Homes

16. 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.

Extract Duct/Flue

17 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

Hygiene

18 Prior to the implementation of the permission, details of the proposed layout of

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facilities (i.e. location sinks, wash hand basins, food storage, cooking areas and refuse storage) 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 provides a suitable layout in terms of hygiene.

Aerial

19 The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

Restricted Use Class

20 The development shall be occupied as supported affordable extra care housing units to assist older people to live independently for no other purpose, including any purpose within Class C2 or C3 of the Use Classes Order 1987.

Reason: In granting this permission the Local Planning Authority has had regard to the impacts arising on the residential amenity of adjoining occupiers by the proposed use and wishes to ensure that such impacts are not exacerbated by the implementation of other uses, falling within Class C2 or C3, by having the opportunity of requiring appropriate mitigation measures to mitigate such impacts as may be required by any such subsequent use.

POST-COMMENCEMENT CONDITIONS

Lifetime Homes

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.

- i. 1.Thames Water
- ii. 2.Secure by Design
- iii. 3.Asbestos Survey
- iv. 4.Surface Water management
- v. 5.Tree protective measures
- vi. 6.Root Protection Areas
- vii. 7.Hours of Construction
- viii.8.Environmental Health

INFORMATIVE 1 – Thames Water

Minimum pressure is required in the design of the proposed development.

INFORMATIVE 2 –Secured by Design

The new homes would benefit from the Secured by Design standards, particularly

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for door and window standards. There should be gating near the front of the property to prevent intruders gaining access

INFORMATIVE 3 – Asbestos Survey

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

INFORMATIVE 4 – Surface Water Management

The Environment Agency recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

INFORMATIVE 5 – Tree Protection Measures

The protective measures to be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete

INFORMATIVE 6 – Root Protection Areas

Any works within the Root Protection Areas (RPA's) to be supervised by the Council Arboriculturalist

INFORMATIVE 7 - Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:- 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

INFORMATIVE 8– Environmental Health (Food & Hygiene)

- Consultation and Registration of Food Business with the Commercial Environmental Health prior to trading;
- Submission of details for the extraction/filtration systems (including location of air inlet);
- Submission of plans detailing proposed layout of facilities (i.e. location sinks, wash hand basins, food storage, cooking areas and refuse storage);
- WC Facilities to comply with BS 6465-4: 2010;
- WCs are not lead directly into areas where food is prepared, processed or stored. Provision must be made for a ventilated intervening lobby;
- The Food Business activities to comply with the requirements of the Regulation (EC)No 852/2004; the Food Safety & Hygiene (England) Regulations 2013; and the Health and Safety at Work etc. Act 1974;
- All working surfaces, storage cupboards and counters in all food rooms, to be made from materials which are smooth, durable, impervious and capable of being effectively cleaned;
- All sink and wash and basin units to have cold and hot water supplies with waste pipe(s) properly connected to the drainage system;

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- Recommended are wheels, flexible power cables, and waste connections to large kitchen appliances (i.e. freezers, chillers and cooking equipment) to assist effective cleaning in less accessible areas;
- Provide suitable and sufficient food storage facilities (i.e. separate chillers/freezers for raw and cooked foods, dry store area);
- Suitable fly screens fitted to the kitchen openable window/s and door/s;
- Where appropriate grease traps/interceptors should be incorporated in the below ground drainage;
- Provide suitable storage areas for internal and external refuse containers. Indoor storage of food waste must be kept away from food rooms and cleaned and disinfected frequently. The area must also be well ventilated;
- An authorised waste contractor must be engaged to collect the trade waste with the recommended collection daily.

Mechanical Extraction and Ducting

- Extract system to be conditioned;
- Ventilation system to be conditioned;
- It is recommended to engage the services of a competent ventilation engineer to design and install a system appropriate for your needs. It is particularly important to install the correct type of filters for cooking;
- Fumes resulting from cooking operations should be discharged via a mechanical extraction system so as not to create a nuisance. The system should incorporate a stainless steel canopy connected to a flue and suitable filtration (i.e. grease and carbon etc.) in accordance with current regulations;
- Fit anti vibration mountings/dampers to the fan or motor unit to prevent noise and vibration being transmitted into structure;
- Provide flexible couplings between the fan unit and ducting to prevent vibration being transmitted into ducting and causing a nuisance;
- The positioning of the flue next to windows, may give rise to potential noise nuisance from vibrating motors;
- Ensure the flue terminal is positioned so as to prevent smell/odour nuisance, preferably external ducting serving the mechanical ventilation system must terminate 1 metre above the eaves of the main roof / at ridge height or openable window (including dormers) of premises or neighbouring properties.

PC45. ALEXANDRA HOUSE 10 STATION ROAD N22 7TR

The Committee considered a report on the application to grant planning for the enclosure of the existing walkway at podium level between Alexandra House and River Park House. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and

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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.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/1513 be approved subject to conditions.
 1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
 2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.
 3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing Alexandra House and River Park House buildings.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.

Informatives:

- Positive and proactive manner
In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- Environmental Health
Asbestos survey
Prior to demolition or refurbishment of existing structures, the asbestos containing material identified in the accompanying asbestos survey is to be removed under controlled conditions and disposed of in accordance with the correct procedures by suitably licensed contractors. Inspection and air testing is to be carried out by an independent analytical company.

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| PC46. | 814A + B HIGH ROAD N17 0DH - PLEASE NOTE THIS APPLICATION HAS BEEN WITHDRAWN (14/7/14) This application was withdrawn from the agenda. |
| PC47. | UNIT 11, MOWLEM TRADING ESTATE, LEESIDE ROAD AND LAND FRONTING WATERMEAD WAY, N17 0QJ The Committee considered a report on the application to grant permission for the variation of condition 2 (plans and specifications) attached to planning permission HGY/2013/1792 to regularise the condition with minor amendments to the Travis Perkins unit A. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and a s106 legal agreement. The planning officer gave a short presentation highlighting the key aspects of the report. In response to a question, officers advised that the applicant had not submitted details of any additional jobs created by virtue of the extra floorspace sought. The Chair moved the recommendation of the report and it was RESOLVED <ul style="list-style-type: none">• That planning application HGY/2014/1648 be approved subject to conditions and a s106 legal agreement <ol style="list-style-type: none">1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.2. The development hereby permitted shall only be built in accordance with the following approved plans: PL101, PL102 Rev P1, PL104 Rev A, PL105, PL106, PL107, PL108 Rev A, PL109, PL110, PL111, PL112, PL113, PL114, PL115 Rev P1, PL116, PL117, PL118, PL119 Rev P1, PL120 Rev P1 & 130933/A/08 Rev A Reason: In order to avoid doubt and in the interests of good planning3. Notwithstanding the description of the materials in the application, no development shall take place until precise details of the materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity. Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.4. a) No development shall commence until a desktop study and conceptual model shall be submitted to, and approved in writing by the Local Planning Authority. A desktop study shall include the identification of previous uses, |

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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. If the desktop study and conceptual model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

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

a risk assessment to be undertaken, refinement of the conceptual model, and the development of a method statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

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

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

5. 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.

6. No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) by McCloy Consulting Ltd, dated August 13, and the Sustainable drainage design statement Revision 2.0 dated, October 2013 and Paul D Kentish's email to Aaron Lau dated 8 October 2013 13:53, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a restriction in run-off to 125.17 l/s and surface water storage on site as outlined in the FRA.

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Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

7. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
- 1) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure protection of controlled waters.

8. Prior to the occupation of the development hereby permitted, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure protection of controlled waters.

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

Reason: To ensure protection of controlled waters.

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10.No buildings of the development hereby permitted shall 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

11.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 boundary fencing / railings; car parking layouts; 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.); proposed and existing functional services above and below ground (e.g. 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 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

12.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

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Watermead way and Leaside Road 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.

13. 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.

14. No development shall commence until the applicant has entered into a Section 278 agreement or appropriate agreement with the Council's Highway, Parking and Transport Department to enable works to reinstate the highway and footway to adoptable standards, including the removal of redundant vehicle crossovers on the footway abutting Leaside Road. The use hereby approved shall not commence until the above works have been completed to the satisfaction of the Local Planning Authority, at the cost of the developer.

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

Informatives:

m) 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.

n) 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.

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- o) Environment Agency
- i) Contamination
Groundwater characterisation at the site is required. Site investigation works have identified a medium to high risk to groundwater from elevated contaminants identified in soil sampling completed so far. Primary controlled waters receptors at the site relate to the groundwater abstraction and also the nearby Pymmes Brook (if groundwater is in hydraulic continuity with the river).
- ii) Surface water
In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:
 - a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
 - b) Confirmation of the critical storm duration.
 - c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
 - d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
 - e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
 - f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.
- p) 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 £115,815 (£35 x 3,309 sqm). 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.
- q) Conditions
The applicant is reminded that the following pre-commencement conditions attached to this planning permission have been formally discharged by the Council:

No. 3 (Materials) - HGY/2014/0455;
No. 6 (Surface Water Drainage Scheme) - HGY/2014/0461;
No. 7 (Contamination risk assessment) - HGY/2014/0462; and
No. 13 (Service & delivery plan) - HGY/2014/0453

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| | <p>r) Members' consultation Members shall be consulted on details of the soft boundary landscaping treatment and fencing / railings once a scheme has been submitted for consideration and determination.</p> <p>s) 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 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.</p> |
| PC48. | <p>APPLICATIONS DETERMINED UNDER DELEGATED POWERS</p> <p>The Committee considered a report informing of planning application decisions taken under delegated powers from 1 June to 30 June 2014. Officers reiterated that the reports underpinning each delegated officer decision were available on the Council website and that it would not be feasible to include these within the regular update report.</p> <p>RESOLVED</p> <ul style="list-style-type: none">• That the update be noted. |
| PC49. | <p>UPDATE ON MAJOR PROPOSALS</p> <p>The Committee considered an update report on major proposals currently in the pipe line including those awaiting the issue of decision notices, applications awaiting determination and proposals at pre-application stage.</p> <p>RESOLVED</p> <ul style="list-style-type: none">• That the update be noted. |
| PC50. | <p>DATE OF NEXT MEETING</p> <p>The next meeting would be a pre-application briefing session on 28 July.</p> |

COUNCILLOR Ahmet

Chair