



Haringey Council

Please note that the Council has amended the protocol with regard to hearing representations at Planning Sub-Committee meetings. Objectors or supporters should advise the Council by noon on the working day immediately prior to the Sub-Committee meeting (for a Monday meeting this would be by noon on the Friday prior to the Sub-Committee) in order to allow appropriate administrative arrangements to be put in place. The number of speakers will usually be limited to two speaking for a proposal and two speaking against the proposal with a time limit of 3 minutes i.e. a maximum of 6 minutes.

Persons interested in addressing the Committee in relation to an application should contact the Committee Secretariat team on 020 8489 1512 by noon the working day prior to the Planning Committee meeting.

Please be advised that speaking slots will be allocated on a strictly first come first served basis. Discretion will remain with the Chair regarding the number of representations permitted at Planning Committee meetings and time allocated outside of the guideline set out above.



Haringey Council

Special Planning Sub Committee

TUESDAY, 28TH OCTOBER, 2014 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Ahmet (Chair), Akwasi-Ayisi, Basu, Beacham, Bevan, Carroll, Carter, Gunes, Mallett (Vice-Chair), Patterson and Rice

This meeting may be filmed for live or subsequent broadcast via the Council's internet site. At the start of the meeting the Chair will confirm if all or part of the meeting is to be filmed. The Council may use the images and sound recording for internal training purposes.

Generally the public seating areas are not filmed. However, by entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web-casting and/or training purposes.

If you have any queries regarding this, please contact the Committee Clerk at the meeting.

AGENDA

1. APOLOGIES

2. URGENT BUSINESS

It being a special meeting of the Committee, under Part 4, Section B, paragraph 17 of the Council's Constitution, no other business shall be considered at the meeting.

3. PLANNING APPLICATIONS

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

4. EDNAM HOUSE FLORENCE ROAD N4 4DH (PAGES 1 - 26)

Demolition of garages adjacent to Ednam House and infill development of 2 x three storey terraced houses.

RECOMMENDATION: grant permission subject to conditions

5. PARKING AREA TO REAR OF BARNES COURT, CLARENCE ROAD, LONDON, N22 8PJ (PAGES 27 - 50)

Infill development of 4 x two storey terraced mews houses

RECOMMENDATION: grant permission subject to conditions

6. LAND ADJACENT TO 82 MUSWELL HILL PLACE N10 3RR (PAGES 51 - 80)

Infill development of 1 x 3 storey residential unit, with basement and landscaped front and rear garden.

RECOMMENDATION: grant permission subject to conditions

7. LAND BETWEEN 10-12 MUSWELL HILL PLACE, LONDON N10 3RR (PAGES 81 - 110)

Infill development of 2 x three storey terraced houses.

RECOMMENDATION: grant permission subject to conditions.

8. REAR OF 600 GREEN LANES N8 0RY (PAGES 111 - 146)

Erection of three and two storey block comprising 1 x 3 bed flat, 5 x 2 bed flats and 3 x 1 bed flats

RECOMMENDATION: grant permission subject to conditions.

9. DATE OF NEXT MEETING

Pre-application briefing session 10 November.

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Monday, 20 October 2014

Planning Sub Committee 28th October 2014

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/2558	Ward: Stroud Green
<p>Address: Ednam House Florence Road N4 4DH</p> <p>Proposal: Demolition of garages adjacent to Ednam House and infill development of 2 x three storey terraced houses</p> <p>Applicant: Mr Myles Warren, LB Haringey</p> <p>Ownership: Homes for Haringey</p> <p>Case Officer Contact: Tobias Finlayson</p>	
<p>Date received: 12/09/2014 Last amended date: N/A</p> <p>Drawing number of plans: 5429-08-BASEMENT REPORT, 5429-08-DAYLIGHT, 5429-08-DESIGN AND ACCESS, 5429-08-GROUND CONDITIONS, 5429-08-OVERSHADOWING, 5429-08-PLANNING_sml</p>	
<p>Reason for referral to committee:</p> <p>The council is the applicant and as such this application is referred to committee under the current scheme of delegation.</p>	
<p>Planning designations:</p> <p>Stroud Green Conservation Area Not a Listed Building CPZ</p>	
2. SUMMARY OF KEY REASONS FOR RECOMMENDATION	
<ul style="list-style-type: none"> • The proposal is acceptable in principle as it would increase the borough's housing stock; • The impact of the development on neighbouring residential amenity is acceptable; • The design and appearance of the proposal is acceptable and would not harm the character and appearance of the Conservation Area; • There would be no significant impact on parking; and • The proposal meets the standards outlined in the London Plan SPG Housing 	

2. RECOMMENDATION

The proposal seeks permission for the demolition of garages adjacent to Ednam House and infill development of 2 x three storey terraced houses.

The proposal is seen to be an acceptable development to provide additional affordable family sized housing. The proposed housing is well proportioned and would not harm the amenities of surrounding neighbours.

Given the above, it is recommended that the Committee resolve to GRANT planning permission subject conditions.

Conditions:

- Time limit
- In accordance with approved plans
- External materials to be approved
- Code for Sustainable Homes
- Removal of permitted development rights
- Construction hours
- Construction management plan
- Cycle parking
- Land contamination investigation works
- Contamination remediation if required
- Control of dust
- Combustion and energy plant

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3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

3.1 Background

3.1.1 These sites form part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes.

3.2 Proposed development

3.2.1 The proposal seeks permission for the demolition of garages adjacent to Ednam House and infill development of 2 x three storey terraced houses.

3.3 Site and Surroundings

3.3.1 The site comprises four garages with a garden to the rear located on the northern side of Florence road. It forms a gap between a row of 3-storey Victorian terraces and a 3-storey block of flats.

3.3.2 The surrounding area is predominantly residential and mainly comprised of 3 storey blocks. There is an area of open space adjoining the site to the north.

3.4 Relevant Planning and Enforcement history

3.4.1 No planning or enforcement history.

4.0 RELEVANT PLANNING POLICY

4.1 National Planning Policy Framework

4.1.1 The NPPF was formally published on 27 March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The following chapters are relevant:

Chapter 7 Requiring Good Design
Chapter 8 Promoting Healthy Communities
Chapter 12 Optimising Housing Potential

4.2 London Plan 2011

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 6.3 Assessing effects of development on transport capacity
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture

4.3 Haringey Local Plan 2013

- Policy SP2 Housing
- Policy SP4 Working towards a low carbon Haringey
- Policy SP6 Waste and recycling
- Policy SP7 Transport
- Policy SP11 Design
- Policy SP12 Conservation

4.4 Haringey Unitary Development Plan 2006 'Saved Policies'

- Policy UD3 General principles
- Policy UD7 Waste storage
- Policy M10 Parking for development

4.5 Supplementary Planning Guidance

Mayor of London 'London Housing Design Guide'

5.0 CONSULTATION

5.1 Pre-application Committee: Pre-application briefing was held on the 28th July 2014.

5.2 The minutes set out that: 'It was advised that Councillors had asked that the proposed design be revised to incorporate a more traditional porch and bay window design and to reconsider the provision of a green roof in light of concerns over maintenance.'

5.2 Haringey Design Panel briefing was held on 8th May 2014.

5.3 The following parties were consulted:

Local:

- Adjoining and nearby neighbours
- Stroud Green CAAC
- Stroud Green Residents Group
- Friends of the Parkland Walk

Internal:

- LBH Housing
- LBH Cleansing
- LBH Conservation
- LBH Building Control
- LBH Transportation Planning

External:

- Thames Water:
- London Fire Brigade

5.4 The following responses were received:

- LBH Transportation Planning: No objection to the proposal subject to conditions.
- LBH Environmental Health: No objection to the proposal subject to conditions.
- LBH Conservation Officer The garages do not contribute to the character and appearance of the conservation area and therefore there would be no objection to their demolition. The proposed semi-detached houses are similar in height to the Victorian terrace and follow their established building line. In terms of design and appearance the new building is considered to be simpler and more contemporary interpretation of the established terrace. As such, their scale and appearance would complete the street frontage, enhancing the conservation area and its character. It is, therefore, acceptable from a conservation point of view. Conclusion: Acceptable. Materials to be conditioned.

5.5 The following issues were raised in 2 representations received:

- Concern that structural damage will be caused to the adjoining property while carrying out the building work.
- Suggestion that the old bricks should be used for front external wall to match bricks of the houses in this street or plastered same as no's 27 and 29.
- The users of the garages are being required to go to considerable expense to relocate with little alternatives.
- Area is a nice place to live and do not require more buildings in a small space ruining the quality of life with a reduction in the area of play space as well as loss of a tree.
- Disturbance and inconvenience caused during construction.

6.0 ANALYSIS/ASSESSMENT OF THE APPLICATION

6.1 Summery of main issues

6.1.1 The main planning issues raised by the proposed development are:

1. Principle of the development;
2. Design and character and appearance of the conservation area;
3. Impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants;
5. Parking and highway safety;
6. Trees and play space;
7. Sustainability;
8. Contamination;
9. Waste; and
10. Accessibility.

6.2 Principle of the development

6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any

benefits are significantly outweighed by demonstrable harm caused by the proposal.

- 6.2.2 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. The proposal is for the creation of two 3 bed flats. The principle of introducing residential units at the site would meet the intent of the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2, albeit all other material planning considerations are to be met.

6.3 Design and character and appearance of the conservation area

- 6.3.1 The NPPF should be considered alongside with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.
- 6.3.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The importance of properly discharging the duty conferred by these provisions and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the Barnwell Manor case.
- 6.3.3 Paragraph 129 of the National Planning Policy Framework (2012) states that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal; Policy 7.8 of the London Plan 2011 seeks to ensure that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy (2013) SP12 seeks to ensure the conservation of heritage assets, their setting and the wider historic environment.
- 6.3.4 The proposal involves the erection of 2 x 5 bedroom, three storey terrace houses.
- 6.3.5 The applicant engaged in pre-application discussions and presented the proposal to the design review panel on 8th May 2014 in order to design a scheme that would hopefully be of acceptable design and that would not harm the character and appearance of the surrounding conservation area.
- 6.3.6 The Design Review Panel had significant concerns, particularly the materials and detailing of bay windows and lintels and general approach of pastiche. Changes were also made in response to Councillors concerns as raised at pre-application briefing.
- 6.3.7 In response to the Design Panel concerns, through a series of revisions, the applicant has subsequently resolved the issues and designed a scheme whereby the new build terraced dwellings will strengthen the presence of the Victorian terraces in Florence Road by keeping the same height and following their building line, stepping forward by 1.5-2 m from the 3 storey flatted block to the south east.

- 6.3.8 The garages do not contribute to the character and appearance of the conservation area and therefore there is no objection to their demolition. The proposed semi-detached houses are similar in height to the Victorian terrace and follow their established building line. In terms of design and appearance the new building is considered to be simpler and a more contemporary interpretation of the established terrace. As such, their scale and appearance would complete the street frontage, enhancing the conservation area and its character. It is, therefore, acceptable from a conservation point of view preserving and enhancing the Conservation Area and not causing harm.
- 6.3.9 To ensure that the detailed materials are acceptable with regard to the character and appearance of the conservation area, a condition requiring the submission and approval of samples has been included.
- 6.3.10 A condition is recommended removing permitted development rights from the proposed buildings. This is to ensure any future plans to enlarge the properties can be adequately assessed to ensure that any additions are satisfactory in relation to the individual plot sizes and the individual buildings as well as that there is no harm to neighbouring amenity.
- 6.3.11 Overall, the proposal is considered to be acceptable and to preserve the character and appearance of the conservation area and does not cause harm in accordance with the above policies.

6.4 Impact on the amenity of adjoining occupiers

- 6.4.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.
- 6.4.2 The proposal has been accompanied by a daylight/sunlight report and shadowing report. These reports confirm that there would be no harmful loss of daylight/sunlight to adjoining neighbours. It is also noted there are no residential properties adjoining the application site to the rear (north east) this being Parkland Walk. The properties on the opposite side of Florence Road are sufficiently separated by the highway so that the residential amenities of adjacent occupants will not be unduly harmed by way of overlooking, sense of enclosure, dominance or loss of light.
- 6.4.3 Noise pollution is dealt with under saved UDP Policy UD3 which resists developments which would involve an unacceptable level of noise beyond the boundary of the site. This stance aligns to the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan.
- 6.4.4 The number of occupants is unlikely to cause a degree of noise and disturbance such as to unduly impact upon nearby resident. Any un-neighbourly noise from

the domestic use of the proposed flats would be controlled by the Council's Noise Control team.

6.5 Living conditions for future occupants

- 6.5.1 London Plan Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.
- 6.5.2 In assessing the proposal against these requirements, all the houses would accord with the minimum unit size requirements. The minimum standards prescribed for individual rooms are set out within The London Housing Design Guide and the proposed rooms conform comfortably with these standards. Furthermore, the proposal would provide sufficient private amenity space to each house. Therefore, the proposal would provide an acceptable level of amenity for future occupiers.

6.6 Parking and highway safety

- 6.6.1 The proposed site is in an area with medium public transport accessibility level (PTAL 3) with good public transport connectivity to Finsbury Park Underground and Rail station with bus routes W3, W7, W5 and 210 providing some 42 buses per hour for frequent connection. There is concern that the site falls within the Stroud Green Restricted Conversion Area in the Saved Policies of the UDP, however the applicant's Transport Planning consultant TTP Consulting has conducted a parking survey in line with the Lambeth Methodology, the results of the survey concluded that there is sufficient residual parking in the area to facilitate the additional parking demand that will be generated by the 2 additional residential units.
- 6.6.2 The Council's Transportation Team has assessed the proposal and do not raise an objection concluding that the proposal is unlikely to have any significant impact on the surrounding highway network or on parking demand at this location.
- 6.6.3 In accordance with Transport for London standards, a condition is included requiring the provision of two cycle spaces for each of the new units (4 in total).
- 6.6.4 A further condition is included requiring the submission of a construction management plan.
- 6.6.5 Overall, the proposal is considered to be acceptable with regard to parking and highway safety and would promote sustainable modes of travel over the private motor vehicles in accordance with London Plan 2011 Policy 6.9 and Local Plan 2013 Policy SP7.

6.7 Trees and play space

- 6.7.1 An objection has been raised with regards to the loss of one tree on the site and the loss of outdoor garden/play space associated with the adjoining property (Ednam House).

- 6.7.2 Whilst the loss of the tree is unfortunate, in mitigation, it is not subject to a Tree Preservation Order and the larger, more established and mature tree further to the rear will be retained. It is also noted that the removal of the tree is to facilitate the provision of affordable housing units.
- 6.7.3 With regard to garden/amenity space, the proposal would make use of an existing area to the rear of the garages. The use of the green area as rear gardens for the proposal is not considered to unduly diminish the amenity of the adjoining property (Ednam house) whilst also allowing the proposed family sized units to benefit from having access to private rear gardens.
- 6.7.4 It is also noted that to the rear of the application site and the adjoining Ednam House there is a large area of outdoor amenity space known as Parkland Walk. Given the abovementioned accessibility to well maintained formal open and play spaces, the proposal is not considered to harm tenants of Ednam House with regards to diminished access to open space.

6.8 Sustainability

- 6.8.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan and SPG 'Sustainable Design & Construction' set out the sustainable objectives in order to tackle climate change. The Council requires new residential development proposals to meet the minimum Code for Sustainable Homes Level 4 criteria as required under Local Plan Policy SP4.
- 6.8.2 There is no evidence within the submission to demonstrate how the applicant has considered energy efficiency measures/options as part of their proposal, and the absence of an energy/sustainable report fails to show how the development achieves a min. Code Level 4. However, a condition to this effect requiring the units to be constructed to Code for Sustainable Homes (CfSH) Level 4 is included and would ensure the proposal accord with the NPPF 2012 and to London Plan 2011 Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan 2013, which require all residential development proposals to incorporate energy technologies to reduce carbon emissions.
- 6.8.3 A further condition has been included by the Council's Environmental Health Officer requiring the submission of details regarding the gas boiler details and ensuring these are efficient and accord with the London Plan's NOx emission standards.

6.9 Contamination

- 6.9.1 The proposal has been viewed by the Council's Pollution Officer who raises no objection to the scheme, however, conditions are recommended with regards to site investigation and/or remediation should it be required.
- 6.9.2 The proposal, subject to a thorough site investigation and appropriate remediation (where required), is therefore considered to be acceptable and appropriate for a residential development and is in general accordance with

Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

6.10 Waste

6.10.1 The LBH Waste Management Team has not objected to the proposed development. Furthermore, there is sufficient space within the front of each property for sufficient refuse and recycling stores.

6.11 Accessibility

6.11.1 Policy HSG1 of the UDP and Policy 3.6 of the London Plan require that all units are built to Lifetime Homes Standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. All of the proposed houses have a level entry point and are considered to be easily converted to be accessible should a future occupant be partially ambulant or a wheelchair user.

7.0 HUMAN RIGHTS

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

8.0 EQUALITIES

8.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

9.0 CIL

9.1 The proposal is for affordable housing and not subject to CIL.

10.0 CONCLUSION

10.1 The proposal involves the demolition of garages adjacent to Ednam House and infill development of 2 x three storey terraced houses.

10.2 The proposal is seen to be an acceptable development to provide additional affordable family sized housing. The proposed housing is well proportioned and well designed and would not harm the amenities of surrounding neighbours. The proposal preserves and enhances the conservation area and does not cause harm.

10.3 Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

11.0 RECOMMENDATIONS

11.1 That planning permission be GRANTED in accordance with the applicant's drawing no's:

5429-08-BASEMENT REPORT, 5429-08-DAYLIGHT, 5429-08-DESIGN AND ACCESS, 5429-08-GROUND CONDITIONS, 5429-08-OVERSHADOWING, 5429-08-PLANNING_sml

and subject to the following condition(s):

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

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. 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.

Reason: 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.

5. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no roof extensions; rear extensions; side extensions; front extensions; 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 consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

6. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 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.

7. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 4 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

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

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.

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

- 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.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

9. 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 in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

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 Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company

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 site.

Reason: 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.

11. Prior to the first occupation of the hereby approved two (2no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

INFORMATIVE 1: 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 foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: 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.

INFORMATIVE 3: 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.

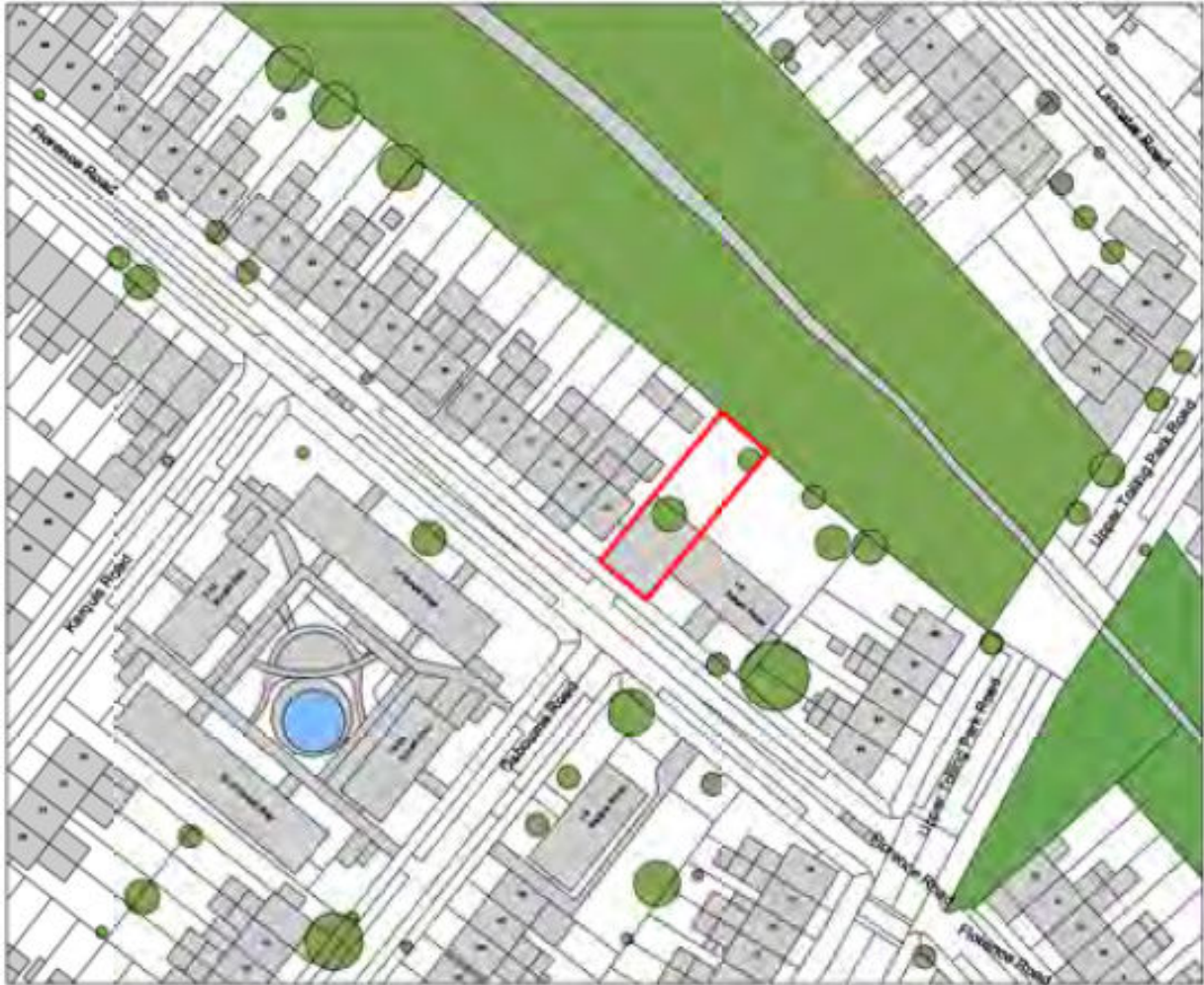
APPENDIX 1: Consultation responses

No	Stakeholder	Questions/Comments	Responses
1	LBH Transportation Planning	No objection to the proposal.	Conditions recommended
2	LBH Environmental Health	No objection to the proposal.	Conditions recommended
3	LBH Conservation Officer	<p>The garages do not contribute to the character and appearance of the conservation area and therefore there would be no objection to their demolition.</p> <p>The proposed semi-detached houses are similar in height to the Victorian terrace and follow their established building line. In terms of design and appearance the new building is considered to be simpler and more contemporary interpretation of the established terrace. As such, their scale and appearance would complete the street frontage, enhancing the conservation area and its character. It is, therefore, acceptable from a conservation point of view.</p> <p>Conclusion: Acceptable. Materials to be conditioned.</p>	Materials conditioned
4	<p>Neighbouring Properties:</p> <p>2 representations have been received</p>	<p>Matters raised (response in italics below)</p> <p>Concern that structural damage will be caused to the adjoining property while carrying out the building work. <i>Officer comment: structural integrity is a matter dealt with under building regulations and the requirements of the Party Wall Act will also need to be met.</i></p> <p>Suggestion that the old bricks should be used for front external wall to match bricks of the houses in this street or plastered same as no's 27 and 29. <i>Officer comment: The garages to be demolished do not contain sufficient bricks to be able to be re-used in the replacement building. To ensure the detailed materials of the replacement building are satisfactory, a condition requiring submission and approval is recommended.</i></p> <p>The users of the garages are being required to go to considerable expense to relocate with little alternatives.</p>	

		<p><i>Officer comment: This is matter between the tenants and the landlord, the garages are let on a commercial basis with a short notice period (1 week). In addition, for the most part, the garages are not being used for their originally intended purposes as car parking rather as storage. There are also other garages available to let under a commercial lease basis.</i></p> <p>Area is a nice place to live and do not require more buildings in a small space ruining the quality of life with a reduction in the area of play space as well as loss of a tree.</p> <p><i>Officer comment: The proposal will 'infill' the terrace and is designed to conform with the design and style of the surrounding properties. Furthermore, sufficient amenity space for both the new dwellings and the adjoining Ednam House will remain. The one tree to be removed, whilst within a conservation area, is not subject to a Tree Preservation Order and it is considered that the provision of affordable housing outweighs the loss of the tree particularly when the more mature, tree further to the rear will remain.</i></p> <p>Disturbance and inconvenience caused during construction.</p> <p><i>Officer comment: Standard conditions are recommended to mitigate potential construction impacts as detailed in section 6 below.</i></p>	
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APPENDIX 2: Plans and images

Site location plan



Aerial photograph



Photographs



VIEW FROM OSBORNE ROAD



VIEW OF THE SITE FROM THE GREEN PATH AT THE REAR

3D representation of proposals

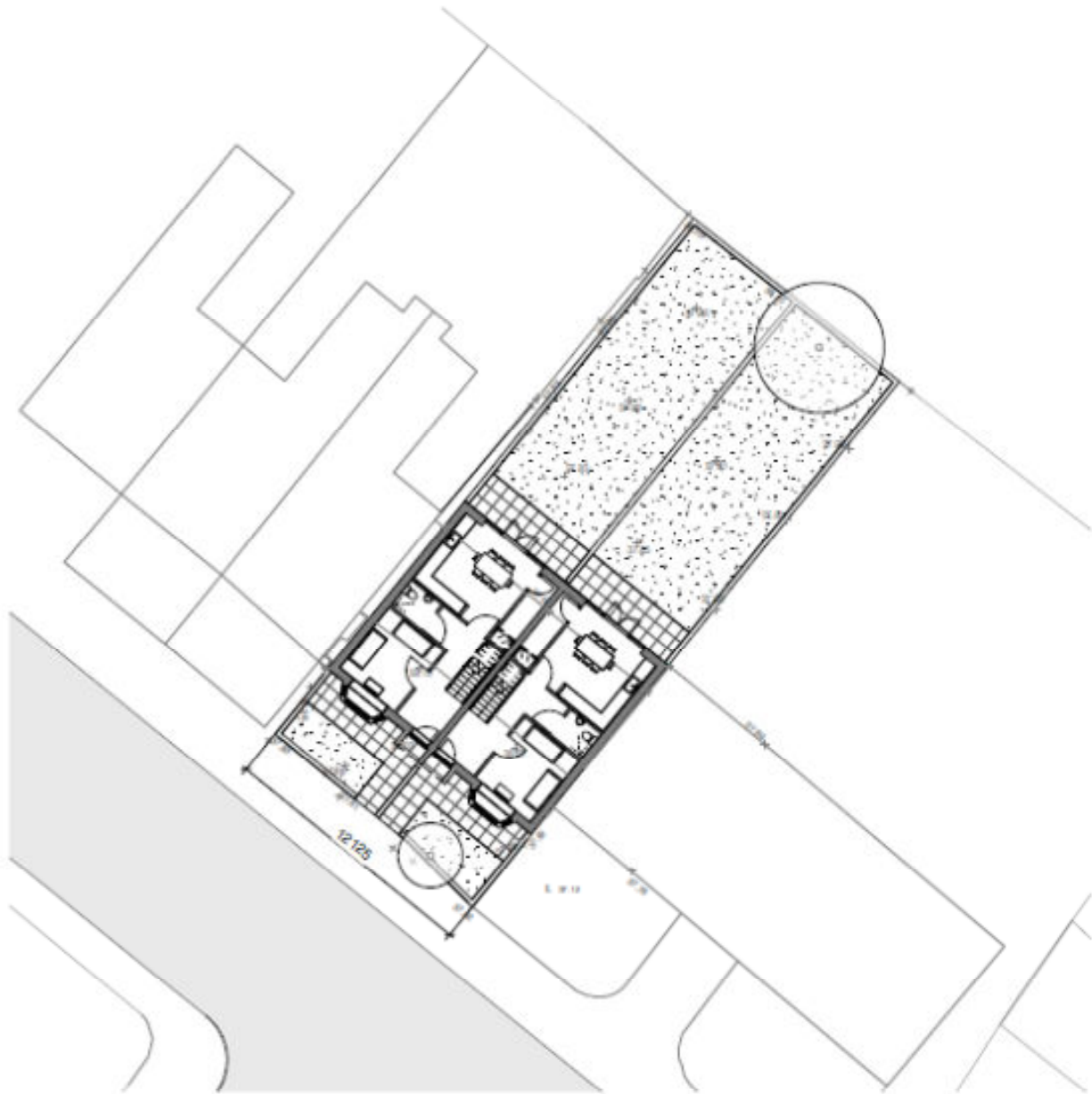
Front elevation



Rear elevation

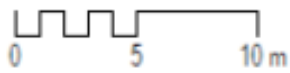


Proposed site plan



PROPOSED SITE PLAN

1 : 200



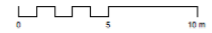
Elevations



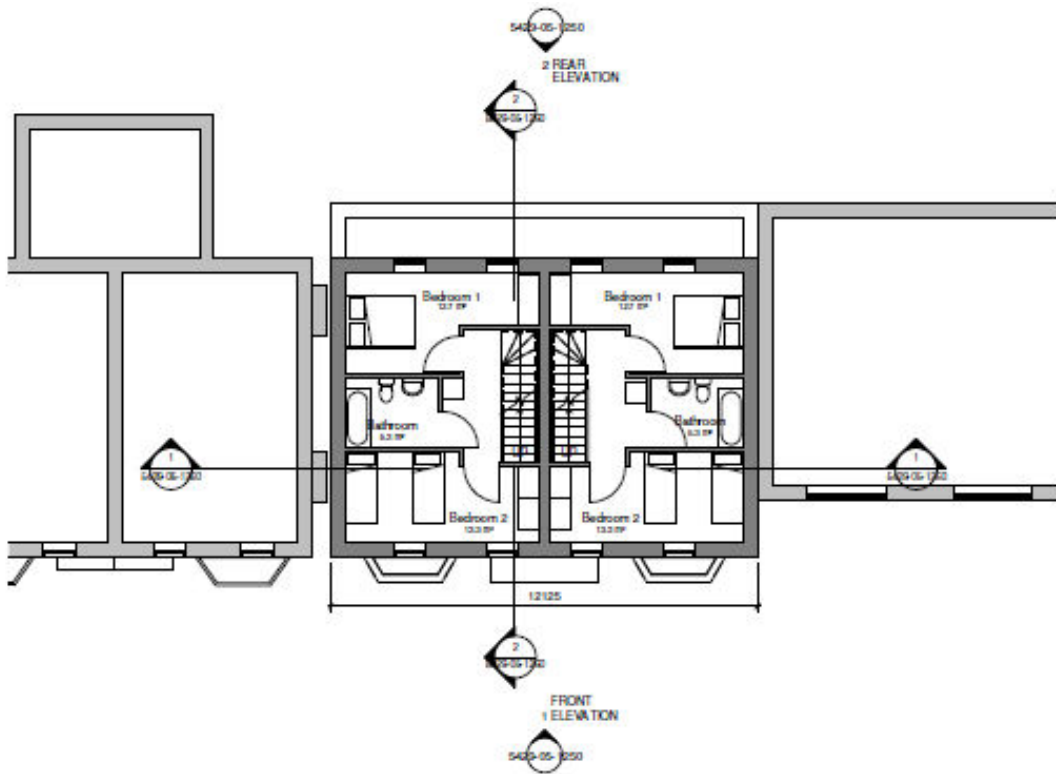
FRONT ELEVATION
1:100



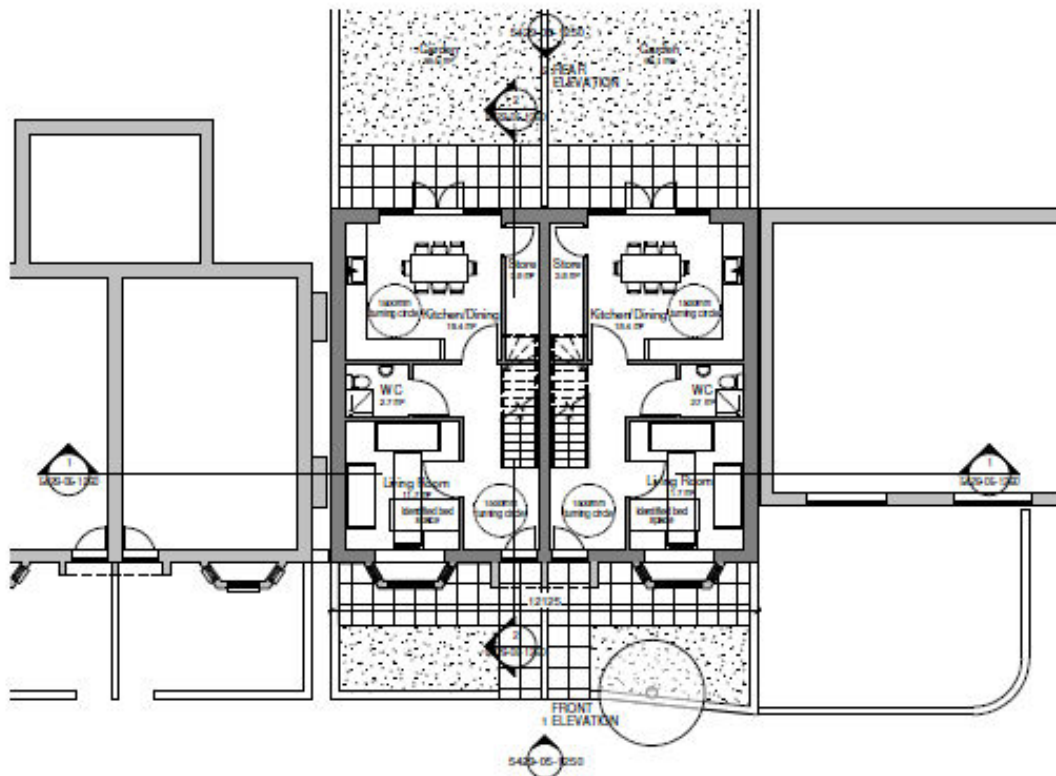
REAR ELEVATION
1:100



Floor plans

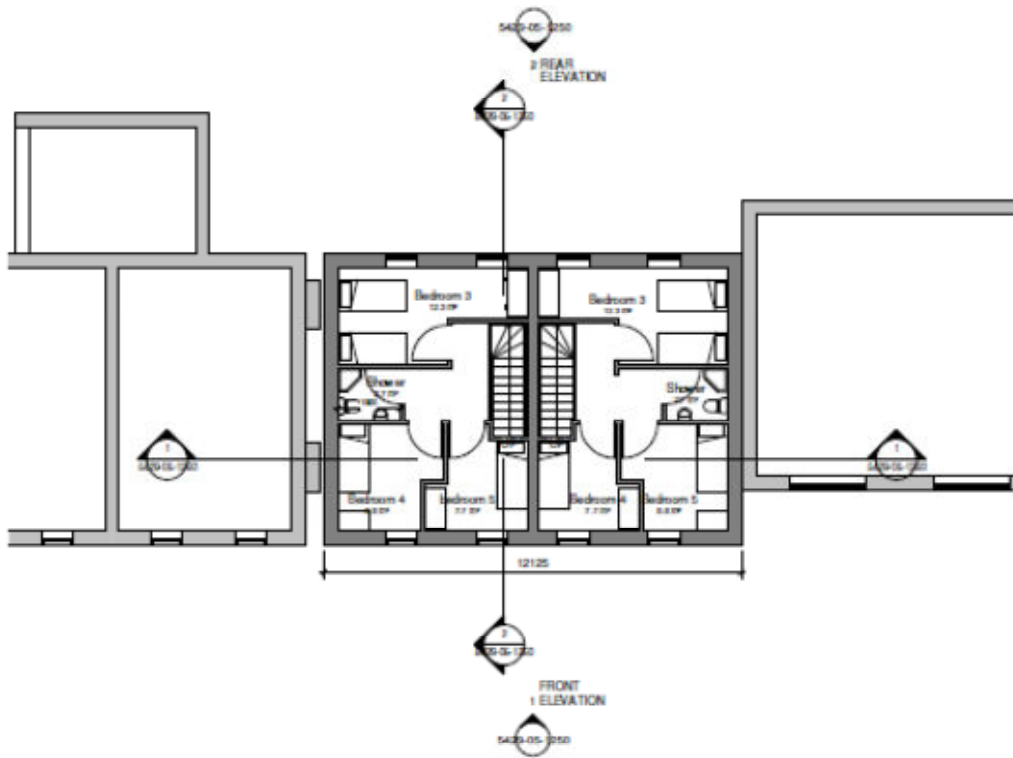


1st FLOOR PLAN
1 : 100

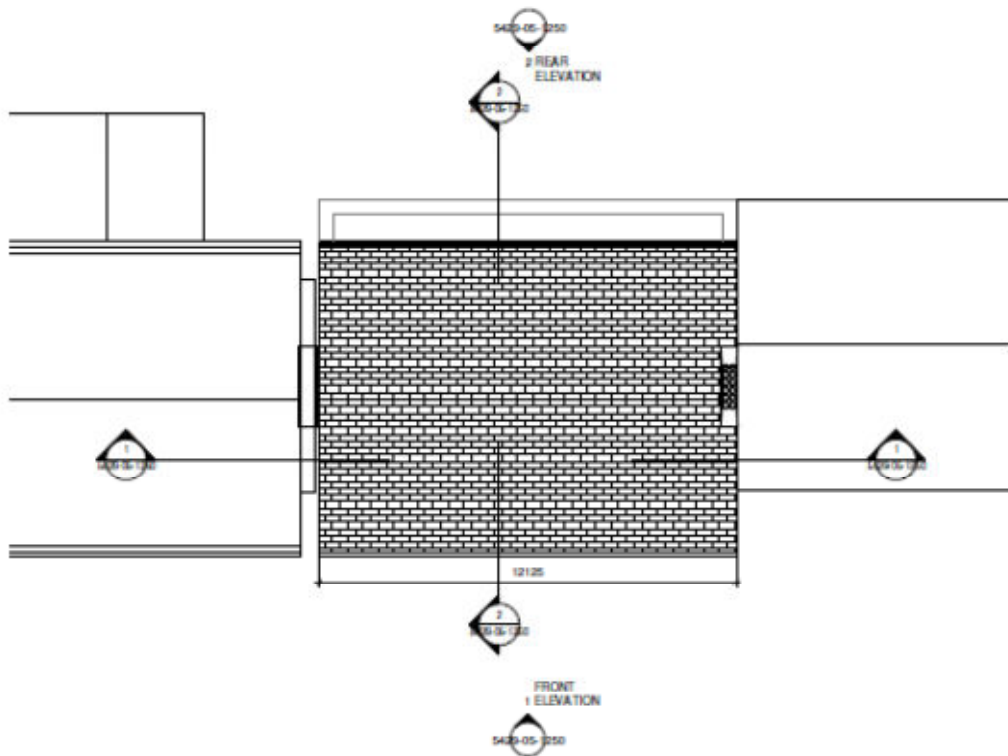


GROUND FLOOR PLAN
1 : 100

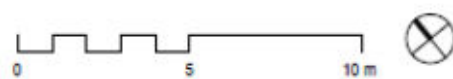
Floor plans continued



2nd FLOOR PLAN
1 : 100



ROOF PLAN
1 : 100



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Planning Sub Committee 28 October 2014

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/2556	Ward: Bounds Green
Address: Parking area to rear of Barnes Court, Clarence Road, London, N22 8PJ	
Proposal: Infill development of 4 x two storey terraced mews houses	
Applicant: Homes for Haringey	
Date received: 12/09/2014	
Drawing number of plans: Geotechnical Report by Ground&Water; Daylight Factor Calculations by Melin dated 30 May 2014; Design and Access Statement dated May 2014; Overshadowing report by Melin dated 29 May 2014; 5429-02-1000 Rev A; 5429-02-1010 Rev B; 5429-02-1100 Rev B; 5429-02-1200 Rev B; 5429-02-1250 Rev A; 5429-02-1260 Rev B; 5429-02-1800 Rev A; 5429-02-1801 Rev A; 5429-02-1900 Rev B; Transport Note by TTP Consulting dated June 2014.	
Case Officer Contact: Anthony Traub	
PLANNING DESIGNATIONS:	
Not in a Conservation Area Not a Listed Building Not in a CPZ	
2. SUMMARY OF KEY REASONS FOR RECOMMENDATION	
<ul style="list-style-type: none"> • The impact of the development on neighbouring residential amenity is acceptable • The design and appearance of the proposal is acceptable • There would be no significant impact on parking • The proposal meets the standards outlined in the London Plan SPG Housing 	
2.1 REASON FOR GOING TO COMMITTEE	
The Council is the applicant and as such this application is referred to committee.	

2.2 RECOMMENDATION

The proposal involves the erection of 4 x 2 storey mews housing each consisting of 3 bedrooms. 4 car parking spaces would be provided along with associated bin and cycle storage. New refuse storage will be provided to the existing flats at Barnes Court.

The proposal is seen to be an acceptable development to provide additional affordable family sized housing. The proposed housing is well proportioned and would not harm the amenities of surrounding neighbours. Given the above, this application is recommended for APPROVAL.

GRANT PERMISSION subject to conditions:

- Time limit
- In accordance with approved plans
- External materials to be approved
- Code for Sustainable Homes
- No permitted development for satellite dishes
- Removal of permitted development rights
- Construction hours
- Cycle parking
- Land contamination investigation works
- Contamination remediation if required
- Control of dust
- Combustion and energy plant

2.3 TABLE OF CONTENTS	
1.0	PROPOSED SITE PLAN
2.0	IMAGES
3.0	SITE AND SURROUNDINGS
4.0	PLANNING HISTORY
5.0	RELEVANT PLANNING POLICY
6.0	CONSULTATION
7.0	RESPONSES
8.0	ANALYSIS / ASSESSMENT OF APPLICATION <ul style="list-style-type: none"> • Principle of development; • Design and appearance; • Trees and open space; • Neighbouring amenity; • Quality of accommodation; • Transportation; • Sustainability; • Land contamination; • Waste; • Accessibility.
9.0	HUMAN RIGHTS
10.0	EQUALITIES
11.0	CONCLUSION
12.0	RECOMMENDATION
APPENDIX 1 – Consultation Responses	
APPENDIX 2 – Plans	

3.0 SITE AND SURROUNDS

- 3.1 The site is located on the southern side of Clarence Road and behind Barnes Court. The site comprises of an existing hardstanding area used for car parking, pram sheds, and an area of green space (lawn and trees) and is accessed by way of an existing vehicular access to the east of Barnes Court.
- 3.2 Barnes Court comprises of 3 and 4 storey buildings consisting of flats owned and managed by Homes for Haringey.
- 3.3 Barnes Court is not Listed, nor is the site located within a conservation area.
- 3.4 The surrounding area is predominantly made up of two, three, and four storey buildings consisting of flats. There are some terraced and semi-detached houses in the immediate area also.

4.0 PLANNING HISTORY

- 4.1 HGY/2002/0514 GTD 04-06-02 Installation of aluminium double glazed windows and doors, the installation of extractor fans and the construction of a new pitched roof.

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy Framework

- 5.1.1 The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs).

5.1.2 London Plan 2011

- Policy 3.1 Ensuring equal life chances for all;
- Policy 3.3 Increasing housing supply;
- Policy 3.4 Optimising housing potential;
- Policy 3.5 Quality and design of housing developments;
- Policy 3.8 Housing choice;
- Policy 5.1 Climate change mitigation;
- Policy 5.2 Minimising carbon dioxide emissions;
- Policy 5.3 Sustainable design and construction;
- Policy 5.7 Renewable energy;
- Policy 6.3 Assessing effects of development on transport capacity;
- Policy 6.9 Cycling;
- Policy 6.10 Walking;
- Policy 6.11 Smoothing traffic flow and tackling congestion;
- Policy 6.13 Parking;
- Policy 7.1 Building London's neighbourhoods and communities;
- Policy 7.2 An inclusive environment;
- Policy 7.3 Designing out crime;
- Policy 7.4 Local character;
- Policy 7.5 Public realm;
- Policy 7.6 Architecture;
- Policy 7.14 Improving air quality;
- Policy 7.15 Reducing noise and enhancing soundscapes;

5.1.3 Haringey Local Plan 2013

Policy SP0 Presumption in favour of sustainable development;
Policy SP1 Managing growth;
Policy SP2 Housing;
Policy SP4 Working towards a low carbon Haringey;
Policy SP5 Water management and flooding;
Policy SP6 Waste and recycling;
Policy SP7 Transport;
Policy SP11 Design;

5.1.4 Haringey Unitary Development Plan 2006 'Saved Policies'

Policy UD3 General principles;
Policy UD7 Waste storage;
Policy M10 Parking for development;

5.1.5 Supplementary Planning Guidance

Mayor of London 'London Housing Design Guide'

6.0 CONSULTATION

Ward Councillors
Adjoining neighbours
LBH – Transportation
LBH – Housing
LBH – Cleansing
LBH – Building Control
London Fire Brigade
Thames Water

6.1 Pre-application Briefing to Planning Committee

6.1.1 Pre-application briefing to Planning Committee was held on 28 July 2014.

6.1.2 The minutes of the meeting set out the following on this site:

- In terms of design, it was advised that officers had requested that consideration be given to a more traditional roof design and the provision of a greater number of windows to the gable end.

7.0 RESPONSES

7.1 LBH Transportation: No objection to the proposal.

7.2 LBH Cleansing: No objection to the proposal.

7.3 LBH Building Control: No objection to the proposal.

7.4 LBH Environmental Health: No objection to the proposal. Conditions recommended.

7.5 Thames Water: No objection to the proposal.

7.7 7 letters of objection have been received. Matters raised being (responses to objectors comments under Appendix 1):

- Noise from building works and its harm to residential amenity;
- There are few open spaces in the area. The development would use a piece of open space on site leading to its loss;
- Destruction of habitat that houses local wildlife;
- Views from the rear of those properties fronting Truro Road would no longer see trees;
- Loss of the trees would reduce privacy between the proposal and Barnes Court flats and those properties fronting Truro Road;
- The proposal seems overly dense and would put pressure on local infrastructure;
- Loss of daylight and sunlight to neighbouring gardens;
- Reduction in property value;
- Loss of shed;
- Loss of outlook and light to Barnes Court residents as well as overlooking;
- Loss of off street parking for Barnes Court residents;
- Decreased safety and security;
- Detrimental appearance to the character of the area;
- Highways issues. Limited parking on Clarence Road, increased traffic.
- Creation of waste/refuse.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Principle of development;
- Design and appearance;
- Neighbouring amenity;
- Quality of accommodation;
- Transportation;
- Sustainability;
- Land contamination;
- Waste;
- Accessibility.

8.2 Principle of Development

8.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

8.2.2 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. The proposal is for the creation of 4 x 3 bed affordable houses. The principle of introducing additional residential units at the site would be supported by the Council in augmenting housing stock in the rear, and in meeting the intent of

the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2, albeit all other material planning considerations are to be met.

8.2.3 Furthermore, these sites form part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes.

8.3 Design and Appearance

8.3.1 The NPPF should be considered alongside London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.

8.3.2 The proposal involves the erection of 4 x 3 bedroom, two storey mews houses.

8.3.3 In terms of the design, massing, and elevation treatment, the proposal would use materials that are commonly found in the area, being brick and tile. There would be a contemporary element in the form of fenestration detail, which, with a brick depth reveal, is considered to provide an interesting and textured facade.

8.3.4 The proposal is also well set back from other buildings and is surrounded by gardens. Therefore, the two storey height is considered to be acceptable and complementary to the existing townscape.

8.3.5 A condition is recommended, should the application be approved, removing permitted development rights from the proposed buildings. This is to ensure any future plans to enlarge the properties can be adequately assessed to ensure there is no harm on neighbouring amenity and that any additions are sympathetic in appearance.

8.3.6 The proposal was presented to the Design Review Panel (DRP) on the 08th May 2014. The Panel commented that the faux mansard roof and lack of windows created a poor design that resulted in a harsh appearance. Since then, the scheme has evolved providing additional windows with the faux mansard roof retained. It is considered that, with good quality materials, the proposal would create a distinct and visually complementary addition to the surrounding townscape with the proposal having responded to the DRP's previous comments in a positive manner.

8.3.7 Overall, the proposal is considered to be acceptable and in general accordance with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

8.4 Trees and Play Space

8.4.1 Objections have been raised with regards to the loss of trees on site and the loss of a play space on site.

8.4.2 The proposal would make use of an existing fenced off area of green space within the Barnes Court grounds. This area is not set up as formal play space, but can be accessed by tenants of Barnes Court. The use of the green area as rear gardens for

the proposal is not considered to diminish the amenity of the site with regards to visible green space from surrounding properties with the proposed family sized units benefiting from having access to private rear gardens.

8.4.3 Within 10 minutes walk of the site there is Scout Park, Springfield Community Park, Finsbury Gardens, and Woodside Park. Given the abovementioned accessibility to well maintained formal open and play spaces, the proposal is not considered to harm tenants of Barnes Court with regards to diminished access to open space. Furthermore, as the pram sheds will be removed, a green space will be re-provided on the site for Barnes Court residents.

8.4.4 Trees on site are not protected and their removal is permitted. Notwithstanding this, a mature tree is to remain with the loss of the two smaller trees that area closer to where the proposed buildings are to be sited.

8.5 Impact on the amenity of adjoining occupiers

8.5.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

8.5.2 The proposal has been accompanied by a daylight/sunlight report and shadowing report. These reports confirm that there would be no harmful loss of daylight/sunlight to adjoining neighbours.

8.5.3 Neighbours have objected to the loss of light within gardens. Whilst it is acknowledged that there would be some loss of daylight/sunlight to neighbouring gardens, the loss of light to rear gardens is not considered to be so harmful as to warrant refusal of the scheme, given the habitable rooms of neighbouring properties would still received adequate levels of daylight/sunlight.

8.5.4 Neighbours have also raised an issue with regards to loss of outlook. The proposed units would be set back some 12 to 17 metres from Barnes Court, being the nearest habitable room windows facing the proposal. This distance, in a sub-urban environment, is considered to be appropriate to preserve privacy with outlook obtained either over the development at the higher levels or at the lower levels having views over the new green space proposed.

8.5.5 Furthermore, neighbours to the west are set back 14m (approx.) with eastern neighbours being 17m (approx.) away at an acute angle and southern neighbours being 32m (approx.) away. These distances are considered to be sufficient in providing appropriate separation to preserve the amenities of neighbours with regards to adequate daylight/sunlight, no sense of enclosure or loss of outlook.

8.5.6 Noise pollution is dealt with under saved UDP Policy UD3 which resists developments which would involve an unacceptable level of noise beyond the boundary of the site. This stance aligns to the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan.

- 8.5.7 The site is located on a secondary road with low ambient road noise owing to the low number of vehicle and pedestrian movements during the day and evening. The proposal has the potential to accommodate 20 occupants. This number of people is unlikely to cause a significant degree of noise and disturbance impact upon nearby residents in meeting the above policy framework. Any unneighbourly noise from the domestic use of the proposed flats would be controlled by the Council's Noise Control team.
- 8.5.8 Neighbouring residents have raised concerns about the construction phase of the development. Conditions are recommended requiring adequate dust control and hours of operation to protect the amenities of neighbours during the build phase of the development.
- 8.5.9 The proposal is therefore not considered to harm the amenities of neighbours and is in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

8.6 Quality of Accommodation

- 8.6.1 London Plan Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.
- 8.6.2 In assessing the proposal against these requirements, all the houses would accord with the minimum unit size requirements. The minimum standards prescribed for individual rooms are set out within The London Housing Design Guide and conform comfortably with these standards. Furthermore, the proposal would provide sufficient private amenity space to each house. Therefore, the proposal would provide an acceptable level of amenity for future occupiers.

8.7 Transportation

- 8.7.1 The proposed site is in an area with medium public transport accessibility level (PTAL 3) and is within walking distance of Bounds Green underground station, with bus routes 221, 184, 299 and 102 providing some 21 buses per hour for frequent connection to and from the site. The area surrounding the site has not been identified by Saved UDP Policy (HSG 11) as that which suffers from high parking pressures. The applicant is proposing to demolish the existing out buildings and hard standing which is currently used to park some 7 vehicles to provide 4 x 3 bed family size house and 4 off-street car parking spaces. The proposed removal of the hard standing which is currently used for parking combined with proposed additional units will result in displaced parking onto the local highways network. However, the applicant's Transport Planning consultant TTP Consulting has conducted a parking survey in line with the Lambeth Methodology, the results of the survey concluded that there is sufficient residual parking in the area to facilitate the additional parking demand that will be generated by the 4 additional residential units. The applicant has proposed providing cycle parking for the 4 units, however, the proposed cycle parking are not sheltered. A condition is included requiring the cycle parking to be enclosed in line with the requirements of the Saved UDP 2006 Policy M10.
- 8.7.2 A further condition is included requiring the submission of a construction management plan.

8.7.3 Overall, the development is unlikely to generate any significant increase in traffic and parking demand which would have any adverse impact on the local highways network in the area surrounding the site. The proposal is therefore considered to be acceptable and would promote sustainable modes of travel over the private motor vehicles in accordance with London Plan 2011 Policy 6.9 and Local Plan 2013 Policy SP7.

8.8 Sustainability

8.8.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan and SPG 'Sustainable Design & Construction' set out the sustainable objectives in order to tackle climate change. The Council requires new residential development proposals to meet the minimum Code for Sustainable Homes Level 4 criteria as required under Local Plan Policy SP4.

8.8.2 There is no evidence within the submission to demonstrate how the applicant has considered energy efficiency measures/options as part of their proposal, and the absence of an energy/sustainable report fails to show how the development achieves a min. Code Level 4. However, a condition to this effect requiring the units to be constructed to Code for Sustainable Homes (CfSH) Level 4 is included and would ensure the proposal accords with the NPPF 2012 and to London Plan 2011 Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan 2013, which require all residential development proposals to incorporate energy technologies to reduce carbon emissions.

8.8.3 A further condition has been included by Council's Environmental Health Officer requiring the submission of details regarding the gas boiler details and ensuring these are efficient and accord with the London Plan's NOx emission standards.

8.9 Contamination

8.9.1 There has been little investigation below ground on site.

8.9.2 The proposal has been viewed by the Council's Pollution Officer who raises no objection to the scheme, however, conditions are included with regards to site investigate and/or remediation should it be required.

8.9.3 Therefore, the proposal, subject to a thorough site investigation and appropriate remediation, where required, is considered to be acceptable and appropriate for a residential development and is in general accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

8.10 Waste

8.10.1 The LBH Waste Management Team has not objected to the proposed development and considers the level of waste storage proposed to be sufficient.

8.11 Accessibility

8.11.1 Policy HSG1 of the UDP and Policy 3.6 of the London Plan require that all units are built to Lifetime Homes Standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with

limits to mobility. All of the proposed houses have a level entry point and are considered to be easily converted to be accessible should a future occupant be partially ambulant or a wheelchair user.

9.0 HUMAN RIGHTS

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

10.0 EQUALITIES

10.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

11.0 CIL APPLICABLE

11.1 The proposal is for affordable housing and not subject to CIL.

12.0 CONCLUSION

12.1 The proposal involves the erection of 4 x 3 bedroom mews houses with rear gardens, refuse stores, cycle storage, and 4 x car parking spaces.

12.2 The proposal is seen to be a subservient and complementary in fill development to the surrounding townscape, utilising a currently underutilised piece of land to provide 4 family sized affordable houses that are well proportioned and will add to the borough's affordable housing stock. Given the above, this application is recommended for APPROVAL.

13.0 RECOMMENDATION

13.1 That planning permission be GRANTED in accordance with the Applicant's drawing No's: Geotechnical Report by Ground&Water; Daylight Factor Calculations by Melin dated 30 May 2014; Design and Access Statement dated May 2014; Overshadowing report by Melin dated 29 May 2014; 5429-02-1000 Rev A; 5429-02-1010 Rev B; 5429-02-1100 Rev B; 5429-02-1200 Rev B; 5429-02-1250 Rev A; 5429-02-1260 Rev B; 5429-02-1800 Rev A; 5429-02-1801 Rev A; 5429-02-1900 Rev B; Transport Note by TTP Consulting dated June 2014; and subject to the following conditions:

Conditions

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

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

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

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

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

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. 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.

5. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for 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 prevent the proliferation of satellite dishes on the development.

6. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no roof extensions; rear extensions; side extensions; front extensions; 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 consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 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

8. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 8 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

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

9. 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.

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

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 in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

10. 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 in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

11. 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 Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company 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 site.

Reasons: 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.

12. Prior to the first occupation of the hereby approved four (4no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

INFORMATIVE 1: 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 foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, 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 groundwater. 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

INFORMATIVE 3: 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: 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.

APPENDIX 1 - Consultation responses

- 7.1 LBH Transportation: No objection to the proposal.
- 7.2 LBH Cleansing: No objection to the proposal.
- 7.3 LBH Building Control: No objection to the proposal.
- 7.4 LBH Environmental Health: No objection to the proposal. Conditions recommended.
- 7.5 Thames Water: No objection to the proposal.

No	Stakeholder	Questions/Comments	Responses
1	LBH Environmental Health	No objection to the proposal.	Conditions recommended
2	LBH Cleansing	No objection to the proposal.	
3	LBH Transportation	<p>No objection to the proposal.</p> <p>The proposed site is in an area with medium public transport accessibility level (PTAL 3) and is within walking distance of Bounds Green underground station, with bus routes 221, 184, 299 and 102 providing some 21 buses per hour for frequent connection to and from the site. The area surrounding the site has not been identified by Saved UDP Policy (HSG 11) as that which suffers from high parking pressures. The applicant is proposing to demolish the existing out buildings and hard standing which is currently used to park some 7 vehicles to provide 4 x 3 bed family size house and 4 off-street car parking spaces. The proposed removal of the hard standing which is currently used for parking combined with proposed additional units will result in displaced parking onto the local highways network. However, the applicant's Transport Planning consultant TTP Consulting has conducted a parking Survey in line with the Lambeth Methodology, the results of the survey concluded that there is sufficient residual parking in the area to facilitate the additional parking demand that will be generated by the 4 additional residential units. The applicant has</p>	Conditions recommended

		proposed providing cycle parking for the 4 units, however, the proposed cycle parking are not sheltered, A condition is recommended requiring the cycle parking to be enclosed in line with the requirements of the Saved UDP 2006 Policy M10.	
4	LBH Building Control	No objection to the proposal	
5	Thames Water	No objection to the proposal	Informative recommended
6	Neighbouring Properties 7 letters of objection have been received.	<p>Matters raised (response in italics below)</p> <p>Noise from building works and its harm to residential amenity; <i>See 'neighbouring amenity' above. Conditions are recommended to control dust and also construction hours should the application be approved.</i></p> <p>There are few open spaces in the area. The development would use a piece of open space on site leading to its loss; <i>The proposal would make use of an existing fenced off area of green space within the Barnes Court grounds. This area appears not to be set up as formal play space, but can be accessed by tenants of Barnes Court. The use of the green area as rear gardens for the proposal is not considered to diminish the amenity of the site with regards to visible green space from surrounding properties. The proposed family sized units would have access to private rear gardens. Within 10 minutes walk of the site there is Scout Park, Springfield Community Park, Finsbury Gardens, and Woodside Park. Given the above accessibility to well maintained formal open and play spaces, the proposal is not considered to harm tenants of Barnes Court with regards to access to open space. Furthermore, as the pram sheds will be removed, a green space will be re-provided on the site for Barnes Court residents.</i></p> <p>Destruction of habitat that houses local wildlife; <i>The majority of the green area that is to be used as rear gardens of the proposed mews houses is to be retained with wildlife able to utilise this space once the development has been completed. Notwithstanding this, the area is not designated as a SINC (Site of Importance for Nature Conservation).</i></p> <p>Views from the rear of those properties fronting Truro Road would no longer see trees; <i>These adjoining neighbours enjoy deep gardens with ample green space between the proposal and these neighbouring</i></p>	

		<p><i>buildings. Furthermore, there are no protected trees on site and their removal to facilitate the proposal would be permitted. Notwithstanding this, a mature tree on site is to remain.</i></p> <p>Loss of the trees would reduce privacy between the proposal and Barnes Court flats and those properties fronting Truro Road;</p> <p><i>The rear of the Truro Road residential buildings would be set back from the Barnes Court flats by 52m (approx.) and from the proposed mews houses 32m. This distance is considered to be sufficient in maintaining privacy between neighbours.</i></p> <p>The proposal seems overly dense and would put pressure on local infrastructure;</p> <p><i>The proposal involves the provision of 4 x 3 bedroom flats with the potential of 5 persons per flat. An additional 20 people within the immediate area is not considered to have a discernible impact on local infrastructure given the small increase in inhabitants to the site with the proposal considered to make use of a currently underutilised portion of land.</i></p> <p>Loss of daylight and sunlight to neighbouring gardens;</p> <p><i>The proposal has been accompanied by a daylight/sunlight report and shadowing report. These reports confirm that habitable rooms of neighbours are not harmed by the development. Any loss of daylight/sunlight to neighbouring gardens is not considered to be so harmful as to warrant the refusal of the application given habitable rooms of neighbouring properties are protected.</i></p> <p>Reduction in property value;</p> <p><i>This is not a material planning consideration.</i></p> <p>Loss of shed;</p> <p><i>The majority of the sheds appear to be underutilised. The loss of some external storage space for Barnes Court residents is considered to be balanced out by the provision of additional affordable family accommodation in the borough and the provision of a new green space directly behind Barnes Court.</i></p> <p>Loss of outlook and light to Barnes Court residents as well as overlooking;</p> <p><i>The proposal has been accompanied by a daylight/sunlight report and shadowing report. These reports confirm that there is no harmful loss of light to adjoining neighbours. Furthermore, the proposed units would be set back some 12 to 17 metres from Barnes Court. This distance, in</i></p>	
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		<p><i>a sub-urban environment is considered to be appropriate to preserve privacy with outlook obtained either over the development at the higher levels or at the lower levels having views over the new green space proposed.</i></p> <p>Loss of off street parking for Barnes Court residents; <i>The proposed displacement of car parking spaces onto the road network has been considered to be acceptable by the Council's Transportation Officer.</i></p> <p>Decreased safety and security; <i>The proposal is considered to be an improvement to the current site situation. The provision of four houses would ensure that users of the rear area of the Barnes Court site would either live there or have a purpose in visiting this portion of the site with the buildings providing surveillance onto the parking area.</i></p> <p>Detrimental appearance to the character of the area; <i>The proposal has been designed with sympathetic materials and is of a massing that is considered to appear subservient and complementary to the surrounding area.</i></p> <p>Highways issues. Limited parking on Clarence Road, increased traffic. <i>The proposed displacement of car parking spaces onto the road network has been considered to be acceptable by the Council's Transportation Officer.</i></p> <p><i>Further comments indicate that the proposal is unlikely to generate a significant increase in traffic and parking demand which would have an adverse impact on the local highways network.</i></p> <p>Waste; <i>The proposal makes sufficient provision for waste storage as confirmed by the Council's Cleansing Team.</i></p>	
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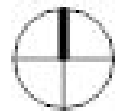
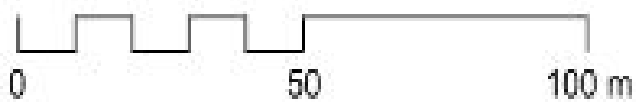
APPENDIX 2 – Plans

SITE LOCATION PLAN



EXISTING LOCATION PLAN

1 : 1250



Aerial Photograph



3D Representation of Proposal (Looking West)



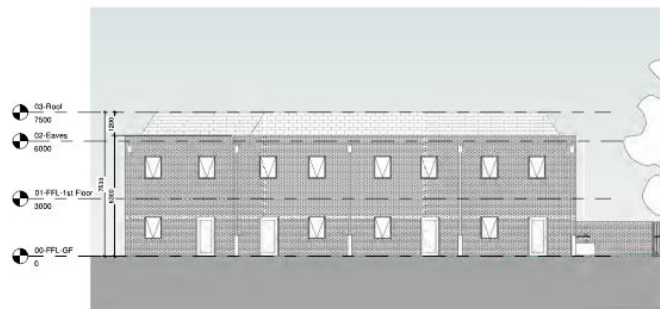
3D Representation of Proposal (Looking South)



Proposed Elevations



North Elevation
1 : 100

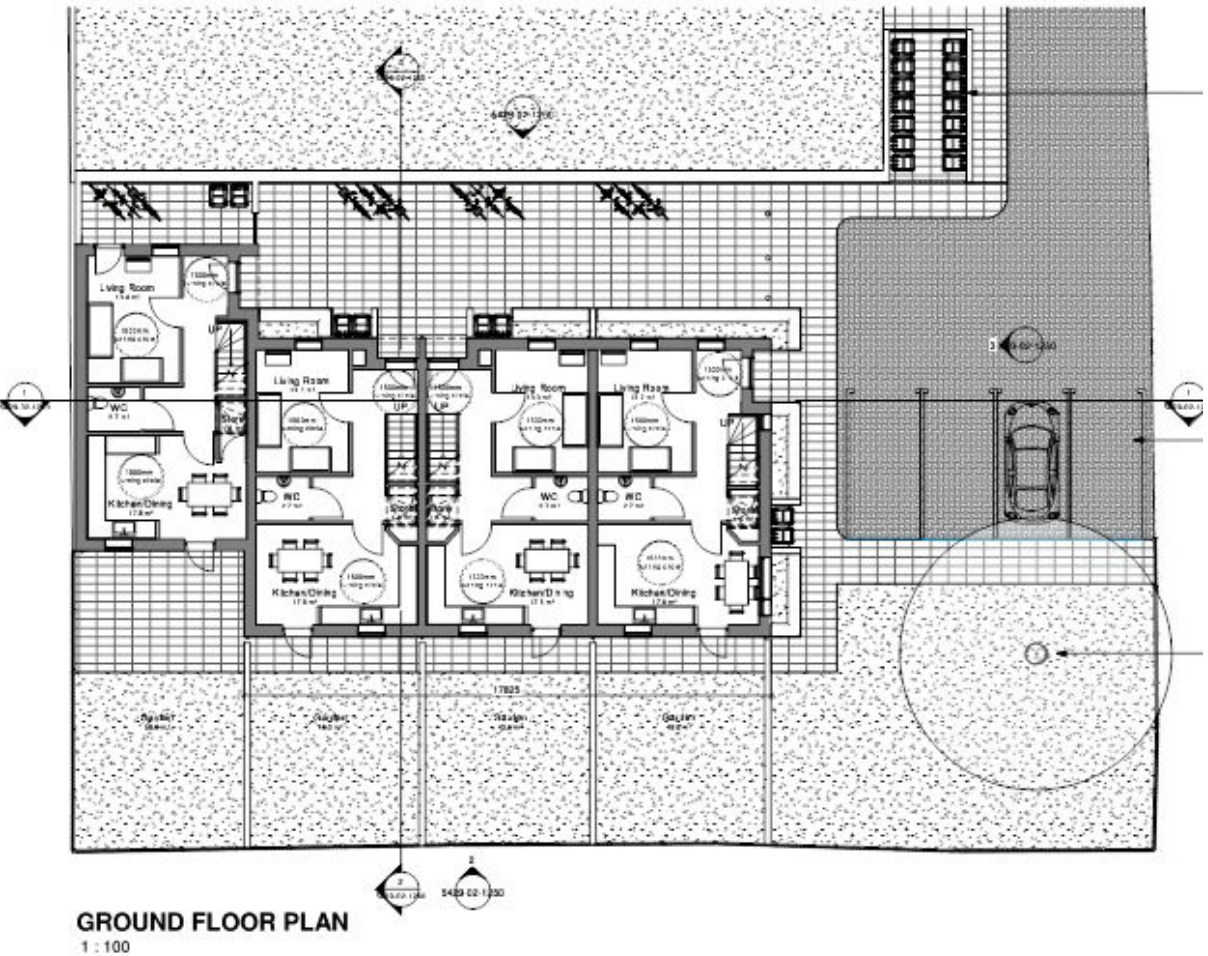
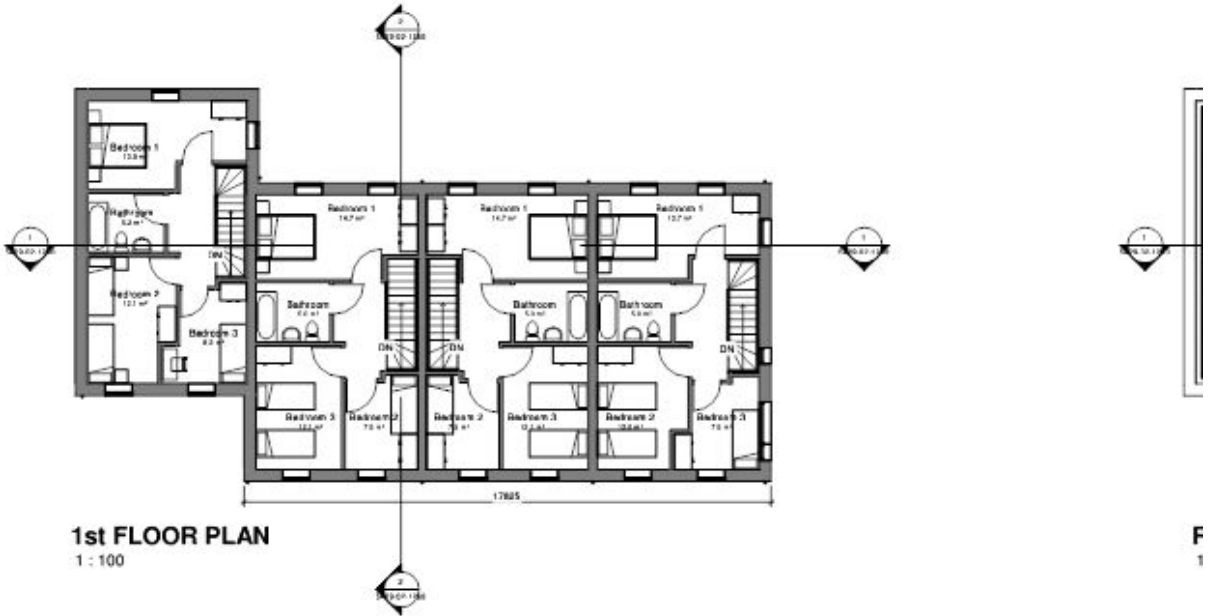


Elevation 3 - a
1 : 100



East Elevation
1 : 100

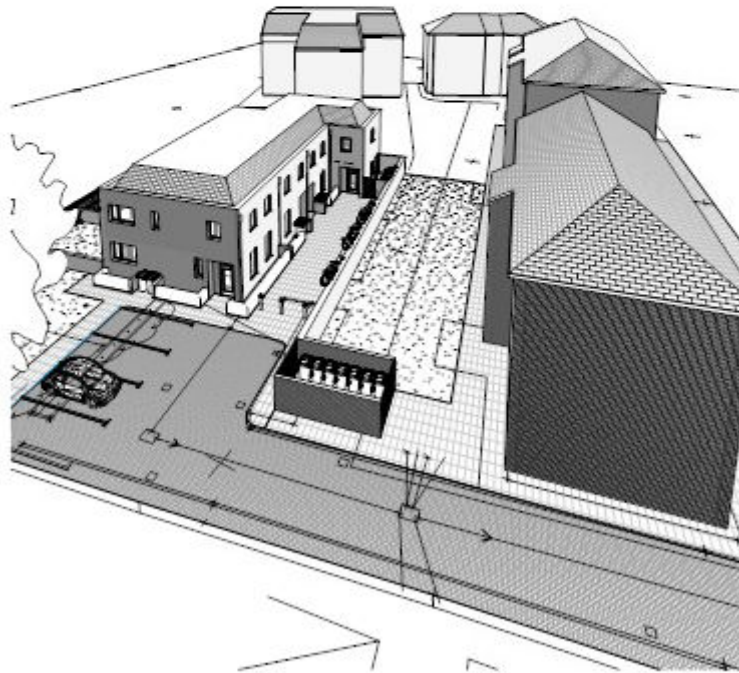
Proposed Floor Plans



Further 3D Representations



STREET VIEW



AERIALVIEW

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Planning Sub Committee: 28th October 2014

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/2557	Ward: Muswell Hill
<p>Address: Land adjacent to 82 Muswell Hill Place N10 3RR</p> <p>Proposal: Infill development of 1 x 3 storey residential unit, with basement and landscaped front and rear garden</p> <p>Applicant: Mr Myles Warren LB Haringey</p> <p>Ownership: Council</p> <p>Case Officer Contact: Aaron Lau</p> <p>Site Visit Date: 10/10/2014</p>	
<p>Date received: 12/09/2014 Last amended date: NA</p> <p>Drawing number of plans: 5429-08-1000, 1010, 1100, 1200, 1250, 1260, 1800, 1801, 1802 & 1900.</p>	
1.1	This planning application is being reported to Committee as the application is being made by Haringey Council and is required to be reported to Committee under the current scheme of delegation.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- This planning application is for the creation of 1 x 4 bedroom dwelling house, and is considered to be acceptable as it would provide a much wanted family-sized residential dwellings unit contributing to the provision of houses to meet the Haringey and London Plan targets.
- The proposal by reason of its siting and form would not cause any significant loss of residential amenity in terms of outlook, daylight/sunlight, overshadowing and noise and disturbance impacts to adjacent properties within Muswell Hill Place and Muswell Hill.
- The proposal by virtue of its design quality and choice of materials would enhance the visual amenity along this section of Muswell Hill Place and the area as a whole.
- The proposal has been designed to meet Lifetime Homes standards and provides an acceptable level of living accommodation and amenity space.
- The proposal does not prejudice existing road conditions, namely vehicular movement along Muswell Hill Place and the local road network generally and would not have an adverse impact on pedestrian safety.

2. RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Hard and soft landscaping plans
- 5) Boundary treatment
- 6) Tree protection
- 7) Cycle storage
- 8) Construction Management Plan & Construction Logistics Plan
- 9) Considerate Constructors Scheme
- 10) Contamination prior commencement
- 11) Contamination prior occupation
- 12) Control of Construction Dust
- 13) Code for Sustainable Homes
- 14) Balcony screening
- 15) Permitted Development rights removed

Informatives:

- 1) Working with the applicant
- 2) Naming and numbering
- 3) Hours of construction
- 4) Party Wall Act
- 5) Thames Water
- 6) CIL liable

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

TABLE OF CONTENTS	
3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	CONSULTATION
7.0	MATERIAL PLANNING CONSIDERATIONS
8.0	RECOMMENDATION
9.0	APPENDICES: Appendix 1 : Plans and images Appendix 2: Consultation Responses

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- This is an application for an infill development of 1 x 3 storey residential unit, with basement and landscaped front and rear garden.

3.2 Site and Surroundings

3.2.1 The application site is a long strip of vacant hardstanding which is bounded by the rear gardens of 65 to 69 Muswell Hill (a row of 3 x three-storey terraced properties) and 86 to 96 Muswell Hill Place (a three-storey flatted development) along its northern and eastern boundaries, and a further three-storey end of terrace property at 82/82a Muswell Hill Place to the south. The site currently has a dropped kerb to the front of the site.

3.2.2 The nature of the surroundings is residential in character.

3.2.3 The site slopes down from the entrance and across the site from north to south.

3.2.4 There are two medium mature trees, one at the entrance and one at the rear along the northern boundary. Neither of these trees are subject to Tree Preservation Orders (TPO's)

3.2.5 The site does not fall within a conservation area.

3.3 Relevant Planning and Enforcement history

82 Muswell Hill Place

- HGY/2013/0793 – Erection of rear dormer with insertion of 2x roof lights to front elevation – approved 20/06/2013

4. CONSULTATION RESPONSE

4.1 Pre-application Committee: Pre-application briefing was held on the 28th July 2014.

4.2 The minutes set out that: 'Cllr Rice expressed concern that the development would be marketed for private sale when there was a considerable waiting list for Council housing. Officers identified that the capital receipt realised from the sale would be used to fund the rest of the programme and that the remaining properties built in this first tranche would be Council rented. Cllr Rice agreed to pick the point up with the Chair outside of the meeting.'

4.3 Haringey Design Panel briefing was held on 8th May 2014.

4.4 The following were consulted regarding the application:

- LBH Housing Renewal Service Manager
- LBH Environmental Health
- LBH Cleansing
- LBH Building Control
- LBH Transportation
- London Fire Brigade
- Thames Water

The following responses were received:

Internal:

- 1) LBH Transport: No objection subject to cycle storage and CMP/CLP conditions.
- 2) LBH Environmental Health: No objection subject to contamination, control of construction dust and energy plant conditions.

External:

- 3) Thames Water: No objection subject to informatives.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- 52 letters were sent out to adjoining properties.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 6

Objecting: 6

Supporting: 0

5.3 The following issues were raised in representations are addressed in the next section of this report:

- Overdevelopment of the site (density);
- Loss of sunlight;
- Loss of privacy;
- Overshadowing;
- Loss of outlook;
- Basement impact on ground conditions and adjacent buildings;
- Design and appearance and choice of timber;
- Lack of cycle storage;
- Substandard accommodation (London Plan standards) including amenity space;

- Protection of existing trees in adjacent block of flats (Officer comments: the trees fall outside the red line boundary); and
- Accessibility (Lifetime Homes standards)

5.4 The following issues raised are not material planning considerations:

- Noise and disturbance including during construction (Officer Comment: Noise pollution is covered by environmental health)
- Red line boundary and access into back garden of adjacent properties (Officer Comment: This is a civil matter regarding land ownership and current access arrangements. Following this observation, the applicant has produced a further site plan to clarify the exact site boundary)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development;
2. The impact on the amenity of adjoining occupiers;
3. The impact of the proposed development on the character and appearance of the area;
4. Living conditions for future occupants;
5. Parking and highway safety;
6. Trees;
7. Accessibility; and
8. Sustainability

6.2 Principle of the development

6.2.1 Local Plan Policy SP1 sets out the strategic vision to provide up to 5,000 new homes by 2026, which aligns with the aspirations of Policy SP2, which has a current target of providing 820 new homes a year in Haringey; which is likely to be increased to 1,502 under the Draft Further Alterations to the London Plan (FALP) 2014. The provision of housing would in principle be supported as it would augment the Borough's housing stock in particular providing a much needed family sized unit in accordance with Local Plan Policies SP1 and SP2, and London Plan Policy 3.3.

6.2.2 This is one of the sites which form part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes. This site is for open market sale and the proceeds from this sale will be fed into the wider programme.

6.2.3 This vacant plot of land has been considered as a potential infill site, and is considered large enough to provide a single dwelling house. The proposal is therefore not considered an overdevelopment on the site.

6.3 Impact on the amenity of adjoining occupiers

Daylight/sunlight, outlook & overshadowing

- 6.3.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.
- 6.3.2 The new development would be attached to the flank wall of the end of terrace property at Nos. 82 and 82a Muswell Hill Place as such this neighbouring property will be most affected by the proposal. The new house will align with the front extent of the existing terrace, but will jut out 3m beyond the rear building line at ground and first floor levels. The first floor extension will also be set in 750mm from the property boundary. BRE standards set out the recommended guidelines for extension proposals in order to determine their acceptability. In this case, the corner point of the new development would accord with the suggested BRE 45 degree sunlight angle taken from the midpoint of the nearest habitable room, rear-facing windows at 82 and 82a Muswell Hill Place. The second floor roof terrace has been designed with fixed angled louvers to prevent direct overlooking into the rear windows. As such, the proposal has been designed in such a manner to meet the BRE guidelines and to maintain an acceptable degree of amenity in terms of daylight/sunlight and outlook for occupants at 82 and 82a Muswell Hill Place.
- 6.3.3 The proposal would not have any material impact upon the flatted development at Nos. 86 to 96 Muswell Hill Place situated some 10m from the northern wall of the new development. In addition, no window openings are proposed to the northern elevation and the adequate screening for the second floor balcony ensures no impact in this direction.
- 6.3.4 In terms of impact to the east and to the flatted development known as 1-3 Risborough Court, the separation distance between the rear wall and balcony (22m) and this building is considered acceptable by Officers so as to not cause any significant overlooking effects to Risborough Court residents.
- 6.3.5 The applicant has further provided an overshadowing modelling report within which demonstrates that the new development would be compliant to BRE guidelines, and therefore would not create any significant degree of additional overshadowing effects upon neighbouring properties.

Noise and disturbance

- 6.3.6 In terms of the noise and disturbance, saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, pollution and of fumes and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of

pollutants and separate polluting activities from sensitive areas including homes. These policies align with London Plan Policies 7.14 and 7.15 and the NPPF which protects residential properties from the transmission of airborne pollutants arising from new developments.

- 6.3.7 An inspection of the site reveals Muswell Hill Place has a low level of ambient noise due to the low number of vehicle and pedestrian movements. This is in contrast to Muswell Hill which experiences significant road traffic. Officers are convinced that the expectant number of persons from the new unit attending the site would not have a material impact on the general amenity of the area in terms of causing noise and disturbance to neighbouring properties.
- 6.3.8 Residents have complained that the construction of the new development would generate excessive noise. The imposition of an environmental code condition to the decision would ensure that the construction of the new development at the site would have a minimal impact upon the living conditions in terms of noise, dust and smells of nearby residential units. Such details required would be wheel washing, appropriate screening, etc in accordance to the London Code of Construction Practice.

Basement

- 6.3.9 A sunken lower ground floor will be created for the new basement. Local residents have objected to the principle of the basement proposal due to the environmental consequences it is likely to cause. In support of their submission, the applicant has provided a technical Basement Impact Assessment.
- 6.3.10 The applicant has carried out borehole testing on the site. The underlying soil strata and geology of the site is of low permeability as it comprises made ground to 2.3m in depth which is underlain by London Clay to a maximum depth of 9.5m. The clay acts as a barrier due to its porosity/permeability. Water was encountered within the made ground at 1.87m below ground level. Owing to the depth of unstable made ground and water content perched on top of London Clay, the proposed basement construction would be a traditional contiguous pile retaining wall system. This would ensure controlling perched ground water by using a localised pumping system.
- 6.3.11 A flood risk assessment is not required as the site is less than 1 hectare. The report advises an appropriate design and standard construction and materials for the basement development to maintain the integrity of neighbouring structures and surrounding land. The perimeter piling system will use reinforced concrete slabs and takes account of the lateral force imposed by the foundations of the adjacent property at No. 82 Muswell Hill Place. There is no evidence to counter the findings of this specialist study. The proposed basement element of the proposal will therefore not have a significant detrimental impact on the amenity of the neighbouring properties in terms of structural integrity or increasing surface water run-off.
- 6.3.12 The structural integrity of the proposed basement will need to satisfy building regulations and separate permission would be required. The proposed development would also be subject to party wall agreements with adjoining

neighbours. The Considerate Constructors Scheme will be secured by condition so the applicant appoints an appropriate body who is a member of the Considerate Constructors Scheme and its code of practice in order to oversee the excavation and construction of the basement.

6.4 Impact of the proposed development on the character and appearance of the area

6.4.1 Chapter 7 of the NPPF and London Plan Policies 7.4 and 7.6 require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and saved UDP Policy UD3 reinforce this strategic approach.

6.4.2 The site is a vacant strip of hardstanding adjacent to 82 Muswell Hill Place. The surroundings are largely informed by bricked terraced properties on the eastern side of Muswell Hill Place, 1930's post war semi-detached properties on the western side of Muswell Hill Place and multi-storey flatted developments situated opposite and north of the site.

6.4.3 Haringey Council Small Infill Housing Schemes which included this site was presented to Haringey's Design Panel on 8th May 2014. The panel made the following observations on 82 Muswell Hill Place:

"Good in parts, especially the rear, but the front was controversial with some liking, others not".

6.4.4 The scheme has been amended after being presented to Haringey's Design Panel early this year and following pre-application discussions with the Council. Some of the changes include: removal of zinc cladding to the side elevation; alteration and reconfiguration of materials and second floor terrace; and general elevation amendments.

6.4.5 The proposal is for a three-storey property which would form a continuation of the existing terrace. The height of the building will sit approximately 740mm above the ridge of 82 Muswell Hill Place, and has been designed in this manner to maintain the existing terraces which are stepped down owing to the slope of the street. Large floor to ceiling high glazed panels with a vertical emphasis are proposed to the front and rear elevations. The new build will be predominantly constructed out of bricks broken up with decorative vertical and horizontal wooden slats proposed to the front, side and rear of the house.

6.4.6 Residents have questioned the design of the proposal and whether it is in keeping with the architectural character of the street. It should be noted however that design proposals do not necessarily have to follow the existing architectural style. This view is supported by Para. 60 of the NPPF which states that, *"planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness"*.

6.4.7 The proposed development is a modern and modular building which is ostentatious in its appearance. However Officers consider the proposal is creative and original, and the site lends itself to a design of this quality to foster local distinctiveness. The proposal is therefore seen to enhance the visual amenity and character of the streetscape and along this part of Muswell Hill Place, and would align with the design objectives of the NPPF which promotes innovative designs as well being compliant to London Plan Policies 7.4 and 7.6, Local Plan Policy SP11 and saved UDP Policy.

6.5 Living conditions for future occupants

6.5.1 Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor's Housing Supplementary Planning Guidance (SPG), November 2012, set out the minimum unit sizes for new residential development. In assessing the proposal against these requirements, all the units meet these standards. The gross internal area (GIA) of the 4 bedroom 7 persons dwelling house (151 sqm) proposed would meet the London Plan minima (113 sqm) to offer a satisfactory and generous living environment for occupiers of the dwelling house.

6.5.2 The London Plan further gives guidance on the minimum individual room sizes for the residential development proposals. In line with the London Plan space standards, all the individual rooms of the new house with the exception of the kitchen would meet the minimum threshold. This falls approximately 2 sqm short and this shortfall is judged acceptable when balanced against the large open plan dining/living room and the other remaining large and spacious internal rooms of the unit. The unit also meets the overall floorspace standard and benefits from an additional living room in the basement and storage space for future residents of the house.

6.5.3 Residents have objected to the low floor-to-ceiling heights (2.4m) and its failure to meet the London Plan standards (2.5m). Officers do not consider the 10cm disparity will result in a severely cramped or dark environment. As mentioned above, the unit is generous in size and provides a large open plan living environment. In addition, the applicant has provided a daylighting report which demonstrates all the internal rooms would receive an acceptable level of average daylight (min. 2% for kitchens and 1.5% for living/dining rooms) in accordance to the assessment criteria laid out in Code for Sustainable Homes.

6.5.4 It should be further noted that the preamble to former London Housing Design Guide states that the creation of new infill dwellings in sensitive contexts may be permitted by the local borough. The Council considers the increasing the height would be unacceptable to its massing and bulk and its juxtaposition with 82 Muswell Place Hill.

6.5.5 In terms of the layout, the unit is dual-aspect in a north-west to south-east orientation, and the siting and orientation of the windows have been designed to maximise the natural daylight and ventilation. The proposed development

therefore provides acceptable living conditions for future occupiers of the dwelling house.

6.6 Parking and highway safety

- 6.6.1 The site has a medium public transport accessibility level (PTAL) rating of 4, meaning good access to local public transport services including Finsbury Park Underground/Rail station and Highgate underground station and several local bus routes.
- 6.6.2 The Council has identified the surrounding streets as suffering from significant parking stress, and it is also on the cusp of the Muswell Hill restricted conversion area, but the site does not fall within the restricted conversion area. The proposal is for one family-sized residential unit with no off-street parking provided. Officers considered any vehicle overspill arising from the new dwelling house can be absorbed with the local highway network, and the good accessibility of the site means the car free development would therefore be acceptable under these circumstances.
- 6.6.3 The provision of cycle storage is secured by condition and is in line with London Plan cycle parking standards and this will help mitigate the non provision of on-site parking and promote a sustainable mode of travel over the private motor vehicle in accordance with London Plan Policy 6.9 and Local Plan Policy SP7.
- 6.6.4 A designated area for waste and recycling bins is situated within the front forecourt. Its location is considered acceptable for occupiers of the unit and waste collectors, and would avoid bins being stored over the public highway and without interfering with the safe and free flow of pedestrian traffic along this section of Muswell Hill Place.

6.7 Trees

- 6.7.1 The supporting text to Local Plan Policy SP13 recognises, "*trees play a significant role in improving environmental conditions and people's quality of life*", where the policy in general seeks the protection, management and maintenance of existing trees.
- 6.7.2 Part e) of saved UDP Policy UD3 states that the Council will require development proposals to consider appropriate tree retention, where UDP Policy OS17 seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character.
- 6.7.3 The site is not subject to any Tree Preservation Orders (TPO's) and does not fall within a conservation area. However, there are two medium mature trees on the application site which will be retained as part of the proposal. These are considered to contribute to the visual amenity of the area, and are located adjacent to the entrance and the rear garden of 67 Muswell Hill. A tree protection condition should be attached to the decision to ensure the implementation of appropriate protection measures for the well being of the existing mature trees.

6.8 Accessibility

- 6.8.1 The NPPF and London Plan policies 3.8 and 7.2 and Local Plan policy SP2 require all development proposals to provide satisfactory access for disabled people and those with mobility difficulties such as parents with pushchairs and young children. All residential units should be built in accordance with Lifetime Homes Standards (LTH) and Part M of Building Regulations to ensure any new housing development is suitable for the disabled users.
- 6.8.2 The applicant in its Design and Access Statement has confirmed the scheme has been designed to be fully compliant with the 16 criteria standards laid out by Lifetime Homes. The effective door width of the entrance and internal doors and staircase would accord with the minimum provisions of LTH (800mm and 900mm), and the level and covered approach has been provided for at the entrance. A level entry WC and entrance level bed-space have been provided on the upper ground floor which is at entrance level. Although a potential through-floor lift has not been identified on the plans, the stacking of the bedrooms over the habitable space below means the new residential unit is capable of being adapted in the future. The design of the layout also means that there is a potential for the future fitting of a hoist between adjacent bedroom/bathrooms. In short, the applicant has demonstrated that the new residential unit has been inclusively design to Lifetime Homes standards and would meet the disabilities of the wider community in accordance to the above policy framework.

6.9 Sustainability

- 6.9.1 The NPPF and London Plan policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy of Haringey's Core Strategy set out the sustainable objectives in order to tackle climate change. Information is sought regarding how far residential development proposals meet the Code for Sustainable Homes Level 4 criteria, and where sustainability measures such as the use of rainwater harvesting, renewable energy, energy efficiency, etc are included as part of the proposals.
- 6.9.2 No pre-assessment energy report has been submitted to demonstrate the new residential development could achieve Code Level 4. Attaining a Code 4 is also one of the key objectives of the Haringey's house building programme. The applicant recognises the requirement to create a sustainable scheme and has considered the Passivhaus Fabric First Principles which covers; thermal insulation; passive House windows; heat recovery, air tightness and thermal-bridge. The imposition of a pre-occupation condition will be imposed for any planning consent to ensure that the new development would meet a minimum of code level 4 in accordance with the policy.

6.10 Conclusion

- 6.10.1 This planning application is for the creation of 1 x 4 bedroom dwelling house, and is considered to be acceptable as it would provide a much wanted family-

sized residential dwellings unit contributing to the provision of houses to meet the Haringey and London Plan targets.

- 6.10.2 The proposal by reason of its siting and form would not cause any significant loss of residential amenity in terms of outlook, daylight/sunlight, overshadowing and noise and disturbance impacts to adjacent properties within Muswell Hill Place and Muswell Hill.
- 6.10.3 The proposal by virtue of its design quality and choice of materials would enhance the visual amenity along this section of Muswell Hill Place and the area as a whole.
- 6.10.4 The proposal has been designed to meet Lifetime Homes standards and provides an acceptable level of living accommodation and amenity space.
- 6.10.5 The proposal does not prejudice existing road conditions, namely vehicular movement along Muswell Hill Place and the local road network generally and would not have an adverse impact on pedestrian safety.
- 6.10.6 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6.6 CIL

- 6.6.1 The Mayoral CIL has been in effect since 1st April 2012 in accordance with Regulation 25 (a) of the Community Infrastructure Regulations 2010 (as amended). The collection of Mayoral CIL will help contribute towards the funding of Cross Rail. According to the Mayoral CIL charging schedule, the proposal would be liable to Mayoral CIL at a rate of £35 per square metre.
- 6.6.2 Based on the floor area of the proposal, the application will attract a total CIL sum of £5,250 (£35 x 150).

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 5429-08-1000, 1010, 1100, 1200, 1250, 1260, 1800, 1801, 1802 & 1900.

Subject to the following condition(s)

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 the Local Planning Authority, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials./samples.

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 i 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 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, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations 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 maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after works are completed

7. Prior to the first occupation of the development hereby permitted the applicant shall provide secure and covered cycle storage for 2 (two) bicycles

Reason: To encourage the use of sustainable modes of transport.

8. 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 the Muswell Hill Place and 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.

9. 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.

- 10.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.

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.

11.d) 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.

12.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 Local Planning Authority with reference to the London Code of Construction Practice. The site or Contractor Company shall 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.

13.The dwelling 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.

14.Prior to the occupation of the development hereby permitted, the fixed louvers of the second floor roof terrace to the south elevation shall be installed in accordance to the approved plans, and shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties

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 house 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:

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) Thames Water

Waste - Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

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 groundwater. 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.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing www.riskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any

discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

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.

c) *Transportation*

Numbering

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

d) *Environmental Health*

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) *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.

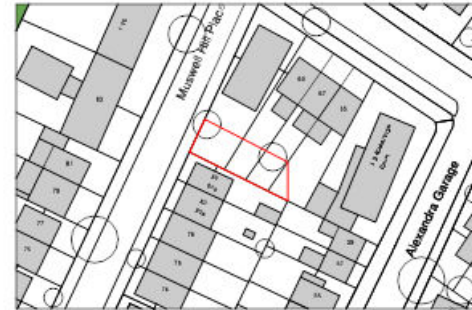
f) *CIL*

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 £5,250 (£35 x 150). 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.

**9.0 APPENDICES:
Appendix 1: Plans and images**



EXISTING LOCATION PLAN
1 : 1250



EXISTING BLOCK PLAN
1 : 500



VIEW OF THE SITE AND ADJACENT BUILDINGS



VIEW OF THE SITE AND ADJACENT BUILDINGS



VIEW FROM SITE TO NEIGHBOURING BUILDING



VIEW FROM SITE TO ADJOINING GARDENS



Elevation 1

DATE: 2023

EXISTING ELEVATION 01
1 : 200



Elevation 2

DATE: 2023

EXISTING ELEVATION 02
1 : 200



Elevation 3

DATE: 2023

EXISTING ELEVATION 03
1 : 200



KEY PLAN

1 : 500

0 10 50 m

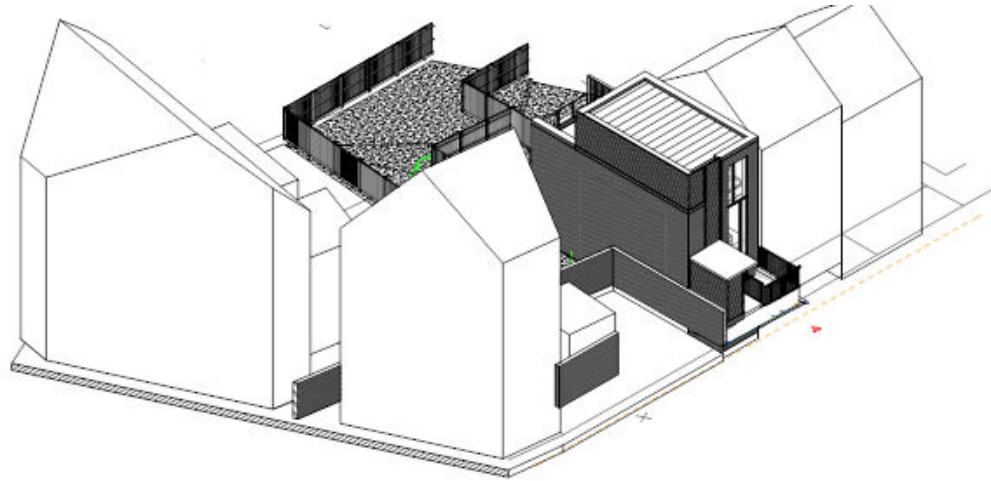
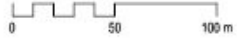


SURVEY

1 : 200



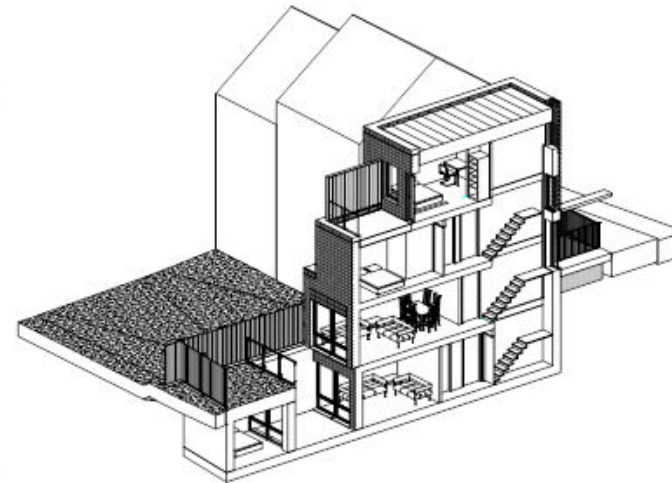
PROPOSED LOCATION PLAN
1 : 1250



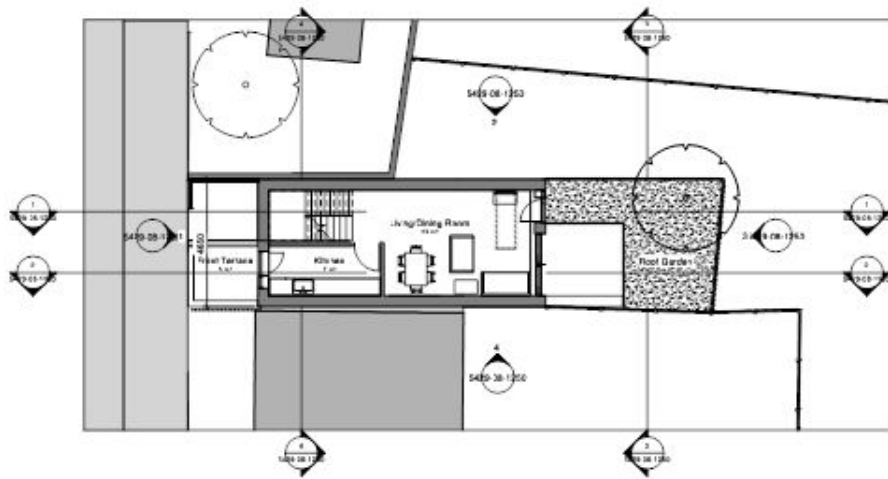
3D VIEW



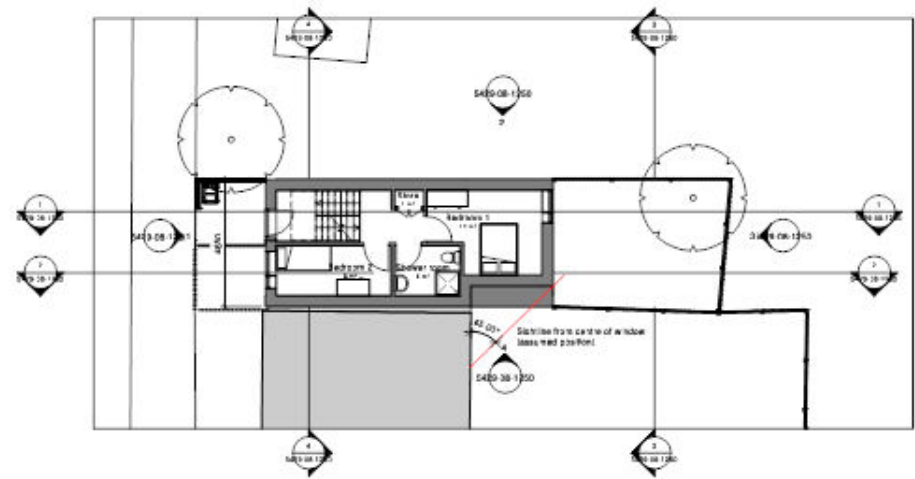
PROPOSED SITE PLAN
1 : 200



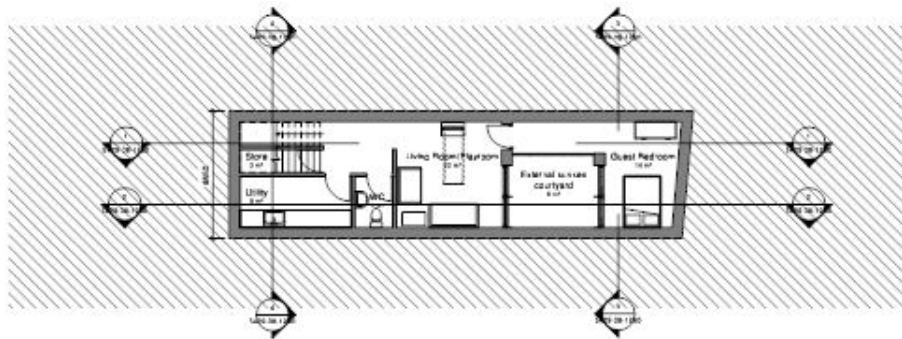
3D SECTION



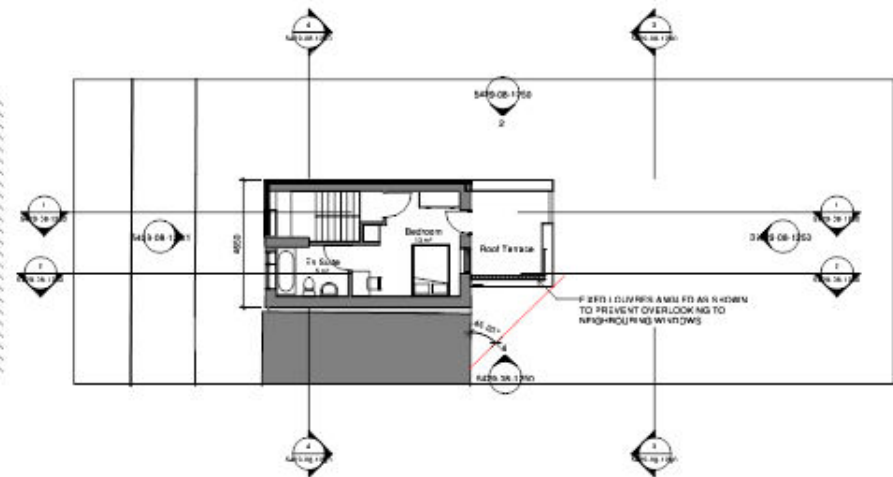
PROPOSED LOWER GROUND FLOOR
1 : 100



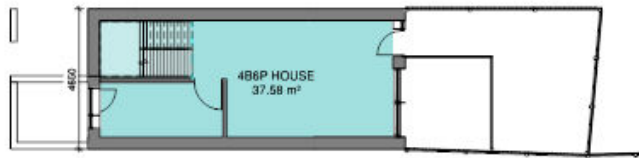
PROPOSED UPPER GROUND FLOOR PLAN
ENTRANCE LEVEL
1 : 100



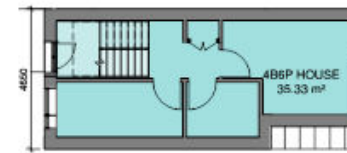
PROPOSED BASEMENT LEVEL
1 : 100



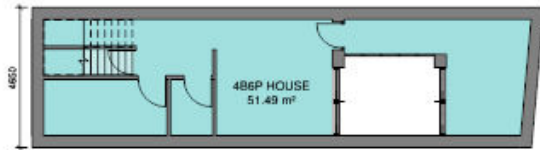
PROPOSED 2ND FLOOR PLAN
1 : 100



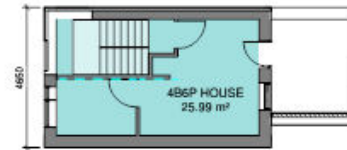
GROUND FLOOR LEVEL
1 : 100



1st FLOOR LEVEL
1 : 100



BASEMENT LEVEL
1 : 100



2nd FLOOR LEVEL
1 : 100

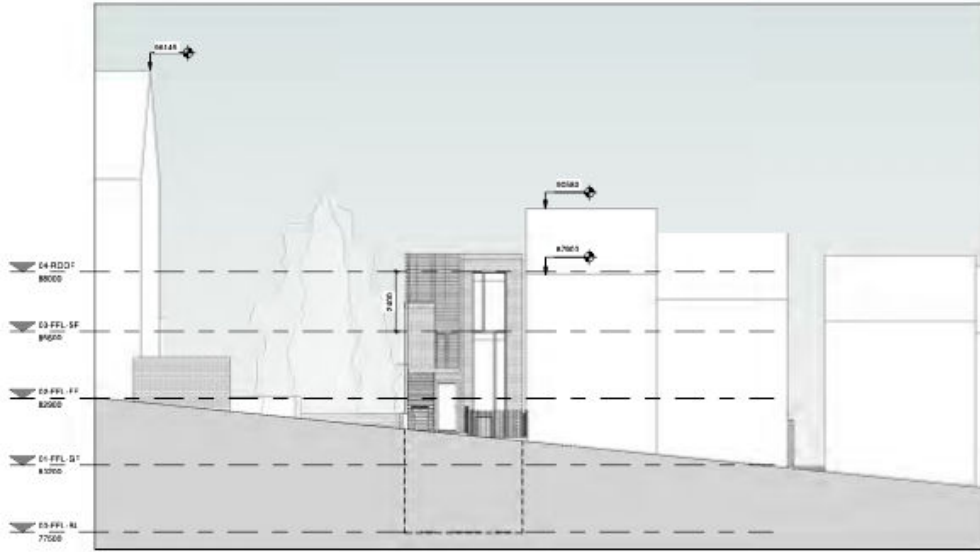
AREA SCHEDULE		
NAME	LEVEL	AREA
4B6P HOUSE	00-FFL-BL	51 m ²
4B6P HOUSE	01-FFL-GF	38 m ²
4B6P HOUSE	02-FFL-FF	35 m ²
4B6P HOUSE	03-FFL-SF	26 m ²
		150 m ²
Grand total		150 m ²

KEY

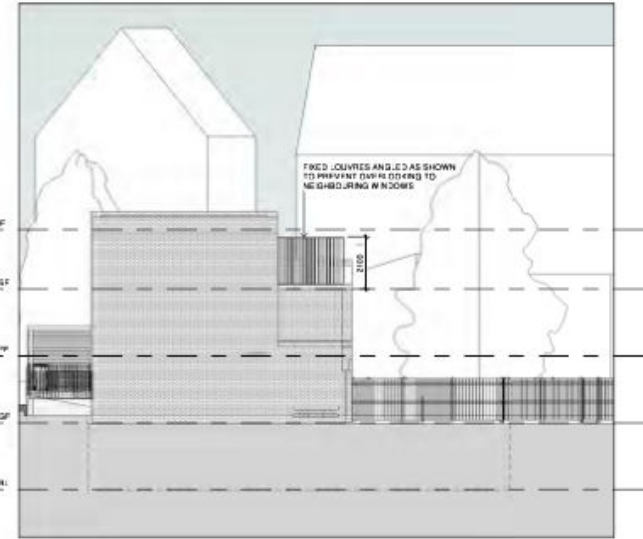


OFFREPC
Officers Report

For Sub Committee



WEST ELEVATION
1 : 100



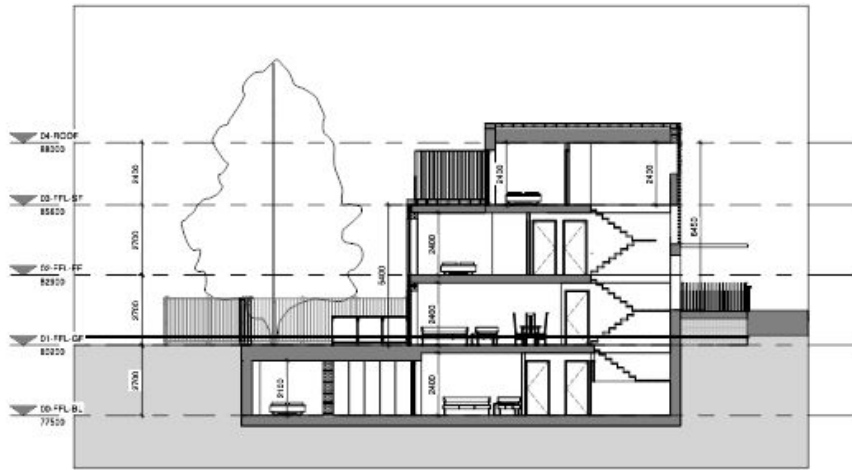
SOUTH ELEVATION
1 : 100



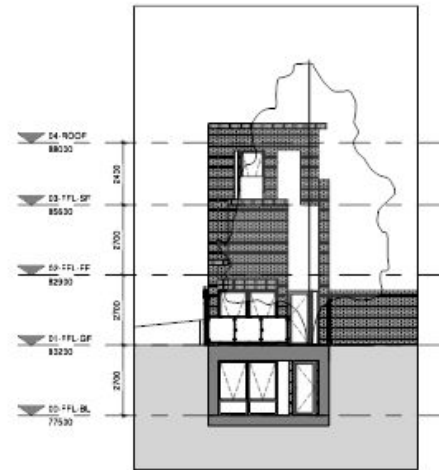
EAST ELEVATION
1 : 100



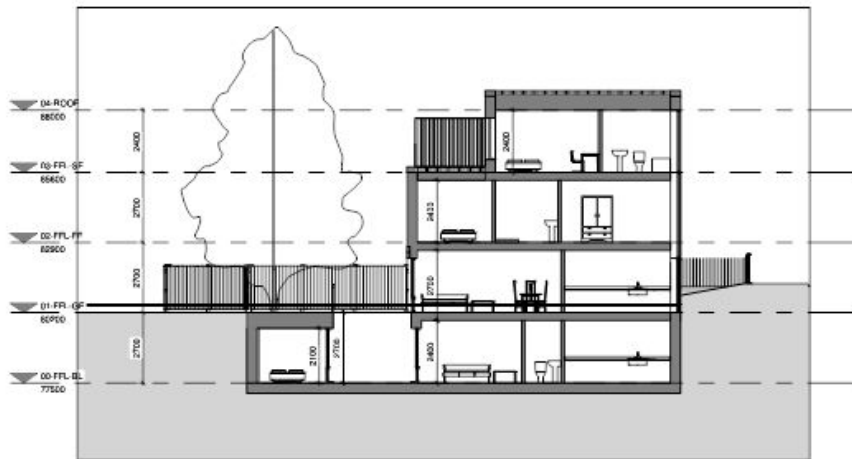
NORTH ELEVATION
1 : 100



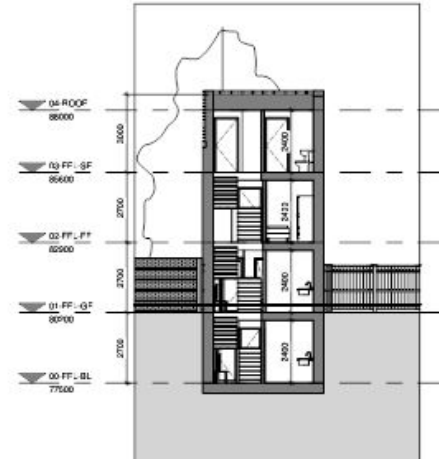
SECTION 01
1 : 100



SECTION 03
1 : 100



SECTION 02
1 : 100



SECTION 04
1 : 100



For Sub Committee

OFFREPC
Officers Report



For Sub Committee

OFFREPC
Officers Report



Appendix 2: Comment on objections

No.	Stakeholder	Comments	Response
1	LBH - Transportation	In summary they raise no objection.	Noted.
2	LBH – Environmental Health	In summary they raise no objection.	Noted.
3	London Fire Brigade	No objection	Noted.
4	Local Residents	<p>Overdevelopment/density</p> <p>Basement impact upon adjacent properties and water table</p> <p>Loss of trees;</p> <p>Loss of privacy and overlooking;</p> <p>Loss of light;</p> <p>Design and layout;</p> <p>Quality of habitable accommodation</p> <p>Unacceptable provision of amenity space</p> <p>Lack of cycle storage</p> <p>Noise and disturbance</p> <p>Accessibility</p> <p>Incorrect site boundary</p>	<p>The development falls within the London Plan density standards.</p> <p>Noted</p> <p>Noted and imposed as per Condition 6</p> <p>Fixed louvers are proposed to the roof terrace and imposed as per Condition 13</p> <p>The development meets BRE guidelines. Condition 15 restricts any future extensions/alterations without the benefit of planning permission.</p> <p>The design is an improvement over the existing vacant land and considered to enhance the general area</p> <p>The living accommodation meets the London Plan space standards.</p> <p>As above</p> <p>Noted and imposed as per Condition 7</p> <p>Noted and imposed as per Condition 12</p> <p>The proposal meets the requirements of Lifetime Homes standards.</p> <p>The applicant has produced a further plan following initial concerns over the red line boundary</p>

Planning Sub Committee 28th October 2014

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2014/2555	Ward: Muswell Hill
Address: Land between 10 – 12 Muswell Hill Place, London N10 3RR	
Proposal: Infill development of 2 x three storey terraced houses	
Existing Use: Vacant	Proposed Use: Residential
Applicant: Haringey Council	
Ownership: LB Haringey	
Date received: 12/09/2014	Last amended date: n/a
Drawing number of plans: 5429-09-DAYLIGHT, 5429-09-DESIGN AND ACCESS, 5429-09-GROUND CONDITIONS, 5429-09-OVERSHADOWING, 5429-09-PLANNING_sml, 140903612205429-09-TRANSPORT	
Case Officer Contact: Malachy McGovern	
PLANNING DESIGNATIONS: Road Network: B Road, Tube Lines	
RECOMMENDATION: GRANT PERMISSION	

SUMMARY OF REPORT:

The proposal is for the redevelopment of an irregularly-shaped parcel of land between no. 10 and no. 12 Muswell Hill Place to provide 2 x four bedroom dwelling houses.

The site currently comprises vacant green space enclosed by a boundary brick wall and has a large tree positioned within the centre of the site.

The surrounding area is predominantly residential in character with a range of dwelling types.

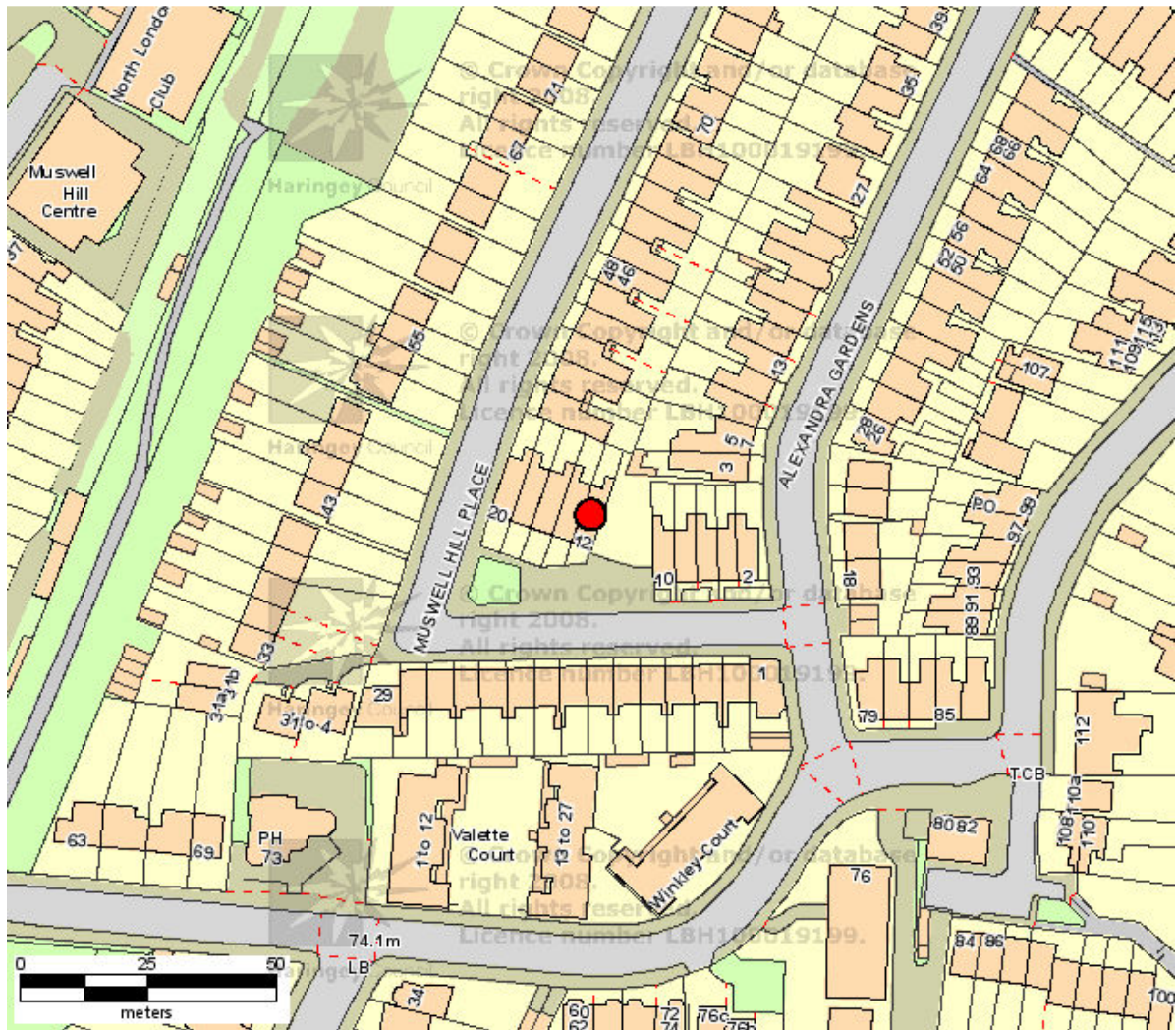
This site forms part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes.

The proposal is seen to be an acceptable development to provide additional affordable family sized housing. The proposed housing is well proportioned and would not harm the amenities of surrounding neighbours. Given the above, this application is recommended for APPROVAL.

GRANT PERMISSION subject to conditions:

- Time limit
- In accordance with approved plans
- External materials to be approved
- Code for Sustainable Homes
- Removal of permitted development rights
- Construction hours
- Land contamination investigation works
- Contamination remediation if required
- Control of dust
- Combustion and energy plant

1.0 SITE LOCATION PLAN



Site Location Plan

2.0 DRAWINGS & IMAGES

Aerial View of site (image below)



Street View from Blake Road (image below)



3.0 SITE AND SURROUNDINGS

- 3.1 The application site is an irregular 'wedge' shaped site measuring approximately 13 metres wide (on the southern street boundary) and 19 metres deep with a total area of 188 square metres. The site is currently vacant and unused however was originally conceived as communal play space/ amenity area for the adjoining Council properties on either side.
- 3.2 There are a number of young trees and bushes to the rear of the site and two mature trees in the centre.
- 3.3 The application site does not fall within a Conservation Area and does not comprise any Listed Buildings.
- 3.4 The site has a medium PTAL of 3, is within walking distance of local bus routes, and has a formalised off-street parking area immediately adjacent to the road.
- 3.5 The surrounding area is predominantly residential in nature and has a highly varied character with Victorian and modern developments. Many of the houses in the area have been extended and altered significantly.

4.0 PROPOSAL

- 4.1 The proposal is for the erection of 2 x three storey dwellings. The dwellings will have a similar internal layout and will have 4 bedrooms. Each dwelling will benefit from private external amenity space to the rear.
- 4.2 This site forms part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes.

5.0 PLANNING HISTORY

- 5.1 The adjoining Council houses were constructed at some point in the mid 1970s.
- 5.2 It is understood from the limited information available that the green space within the site was intended to be a play area for the adjoining houses.
- 5.3 A pre-application meeting to discuss the proposal was held at the Council offices.

6.0 RELEVANT PLANNING POLICY

- 6.1 National Planning Policy

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The proposed development is considered to be consistent with the Framework which seeks to approve proposals that accord with the local development plan. The NPPF has at its core a strong presumption in favour of sustainable development

6.2 London Plan 2011

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 7.4 Local Character
Policy 7.6 Architecture

6.3 Haringey Local Plan – Strategic Policies – Adopted 2011

SP0 Presumption in favour of sustainable development
SP1 Managing Growth
SP2 Housing
SP11 Design

6.4 Unitary Development Plan 2006 (Saved Policies)

UD3 General Principles
UD7 Waste Storage
HSG2 Change of Use to Residential
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines

6.5 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
SPD Sustainable Design and Construction, (Feb 2013)

7.0 CONSULTATION

7.1 Pre-application Committee: Pre-application briefing was held on the 28th July 2014.

4.2 The minutes set out that: 'Two design options were being considered; one plain brick and one white rendered to reflect neighbouring properties. Concerns were expressed that the white rendered design preferred by ward Councillors would suffer over time from discolouration to the base. The potential could be considered of introducing a brickwork design to the base to mitigate this.

Clarification was required as to whether any prescribed car parking rights had been established on the site.

- Concerns were expressed regarding the use of flat roof construction as opposed to pitched. Officers advised that the roof would have a min 1:60 fall and provided assurance that the design and construction of modern flat roofs had greatly improved, with 25 year warranties even available in some instances.
- Members stressed that the development would need to conform to London Plan space standards. Officers identified that this had been an error within the report and provided assurance that compliance would be required.

4.3 Haringey Design Panel briefing was held on 8th May 2014.

Internal	External
Ward Councillors LBH Transportation Group LBH Arboricultural Officer LBH Cleansing LBH Building Control LBH Housing Renewal LBH Environmental Health	13 Neighbours

7.0 RESPONSES

- 7.1 LBH Building Control – No objection
- 7.2 LBH Transport – No objection conditions suggested
- 7.3 LBH Environmental Health – No objection conditions suggested

Neighbour Responses

- 7.6 No. 9 Muswell Hill Place – Objection
 - Overlooking & Loss of privacy
 - Highways issues / parking
 - Removal of right of way
- 7.7 No. 13 Muswell Hill Place – Objection
 - Loss of valuable play/ amenity space
 - Scale/ Massing out of character with surrounding area
 - Inadequate parking provision
 - Loss of trees
- 7.8 No. 119 Mansfield Street (Owners of 1 Alexandra park Road) – Objection
 - Loss of amenity
 - Overshadowing
 - Overlooking from terrace
- 7.9 No. 74a Muswell Hill place

- Design is a poor pastiche of neighbouring housing– fails to take opportunities to do something exceptional
- Increased sense of enclosure
- Front dormers out of character with the street

7.10 No. 12 Muswell Hill Place– Objection

- Right of way issues
- Inadequate parking
- Loss of recreational space

7.11 No. 1 Alexandra Gardens – Objection

- Loss of privacy and overlooking
- Overshadowing
- Three storey houses would be out of character
- Loss of parking
- Noise nuisance and disturbance
- Impact from construction and heavy vehicles

7.12 No. 1 & 3 Alexandra Gardens (Managing Agents) – Objection

- Overlooking
- Overshadowing/ loss of light
- Out of scale with neighbouring properties
- Disruption from construction

7.13 No. 8 Muswell Hill Place

- Loss of children's play area
- Loss of sunlight / overshadowing
- Density of the building
- Security/ Crime Prevention Through Design considerations re proposed walkway
- Inadequate parking

7.14 No. 17 Muswell Hill Place

- Disruption from construction
- Overlooking/ Loss of privacy
- Increased parking pressure
- Loss of play area

7.15 No. 16 Muswell Hill Place

- Loss of play space/ amenity area
- Loss of trees

- Inappropriate for housing
- Overlooking and loss of privacy
- Increased parking pressure

7.16 No. 4 Muswell Hill Place

- Loss of childrens play area
- Overlooking / Loss of play space
- Construction process would be disrupting and cause security issues

7.17 No. 34 Muswell Hill Place

- Loss of childrens green space/ play area
- Parking pressure
- Overshadowing of properties

7.18 No. 13 Muswell Hill Place (additional objections)

- Loss of childrens play space/ community amenity space
- Increased parking pressure
- Landscaping and loss of trees
- Design of houses is out of character with area
- Overlooking and loss of privacy

7.19 No. 7 Muswell Hill Place

- Increased parking pressure
- Loss of childrens play space
- Loss of light / Overshadowing

7.20 No. 10 Muswell Hill Place

- Loss of childrens play space/ community amenity space
- Increased parking pressure
- Loss of trees
- Overlooking and loss of privacy

7.21 No. 53 Muswell Hill Place

- Fire safety right of way though the site would be lost
- Houses would be out of character with adjoining houses

7.22 No. 15 Muswell Hill Place

- Overshadowing / Loss of outlook
- Increased parking pressure
- Increased noise nuisance
- Negative impact on character and appearance of the area

- Loss of trees
- Buildings would be too tall and would upset existing symmetry
- Japanese knotweed

7.23 Muswell Hill & Fortis Green Residents Association

- Site is an open green area which should, be used for children's green space
- Design is unsympathetic to the neighbouring architecture
- Loss of trees would adversely affect the quality of life of neighbours

7.24 No. 3 Muswell Hill Place – Objection

- Additional housing would cause increased congestion
- Increased parking pressure

7.25 Objection from David Laverick Barleywood Planning Consultancy

- Legal issues of right of way
- Highways & parking pressure/ PTAL 3 requires 1 parking space per dwelling
- Loss of sunlight / daylight
- Loss of play area
- Loss of trees

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Principle of Residential Use

8.1 The NPPF provides guidance on decision taking and in particular, introduces a presumption in favour of sustainable development and also outlines a number of core planning principles that should be adhered to. In particular this includes encouraging the effective use of land by reusing land that has been previously-developed, and to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. Local Plan Policy SP0 advocates a positive approach and a presumption in favour of sustainable development, unless any adverse impacts of granting permission would be significantly outweighed.

8.2 Paragraph 53 of the NPPF states that “local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”. The thrust of such a policy is however not to prohibit development on such sites, but rather to allow local authorities to introduce policies to control such development where it would cause harm to the local area. As discussed further on in this report the scheme proposed is well integrated into its surrounding in terms of scale, layout and use of landscaping. Officers consider the siting, scale and design of the proposed dwellings to be acceptable resulting in a good assimilation into the street scene. The buildings do not attempt to mimic exact design and proportions of the adjoining properties, as such an approach would create a larger/ more

dominant building form. The mass of the proposed building will be clearly in keeping with the traditional suburban housing, which inform the character and appearance of the area.

- 8.3 The site measures approximately 0.0143 hectares (188 sqm) in area and would be divided into two plots. The principle of residential use on this site is considered to be acceptable given that the site is surrounded by residential uses and is within a broader residential area. The proposal accords with the criteria outlined in policies SP2 of the Local Plan and HSG2 'Change of Use to Residential' in addition to London Plan Policy 3.3 'Increasing Housing Supply'.
- 8.4 This is one of the sites which form part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes.

Design, Form & Layout

- 8.5 London Plan policies 7.4 and 7.6 requires planning decisions to have regard to local character and for development to comprise details and materials that complement, but not necessarily replicate the local architectural character. Policy SP11 of the Local Plan requires development to create places and buildings that are of high quality, attractive and sustainable.
- 8.6 The proposal involves construction of 2 x three storey houses which would sit comfortably between the existing terraced properties on Muswell Hill Place immediately west and east of the site. The proposed dwellings would in effect bridge the gap between the adjoining terraces with a staggered transition from west to east and would help to rationalise the established settlement pattern. The overall built form, scale and massing would be similar to the existing dwellings adjoining the site on either side.
- 8.7 The dwellings would be of modern style with a simple use of materials in keeping with the terraced properties on either side. The new dwellings would have projecting 'dormer' elements at roof level which would provide some visual interest and articulate the facade without appearing too overbearing. The overall treatment would respond well to the adjoining housing typology which is characterised by three storey buildings with angular flat roof forms, and a deep emphasis.
- 8.8 Each new dwelling would be approximately 5.9 metres wide and 9.6 metres deep. The dwellings would both have flush front and rear building lines with no additional projections or ground floor elements to the rear. Due to the staggered formation of the pair of dwellings, the rear buildings lines would be such that the neighbouring dwelling immediately east (no. 12) would project further by approximately 2.9 metres however the neighbouring dwelling immediately east (no. 10) would be set back by approximately 2.8 metres. It

is considered that the proposed footprint would optimise the available space. A condition is included, should the application be approved, removing permitted development rights from the proposed buildings. This is to ensure any future plans to enlarge the properties can be adequately assessed to ensure there is no harm on neighbouring amenity and that any additions are sympathetic in appearance.

- 8.9 At street level the properties would appear as three storey houses incorporating 'dormer' style elements in the front and rear roof slopes providing additional bedroom space at loft level. This is considered to be in keeping with the surrounding residential properties, many of which have been altered significantly at roof level. The submitted drawings indicate that white painted render and roof tiles with brick-on-edge detailing above the window and door openings to match the neighbouring dwellings adjoining the site on either side would be used which is acceptable.
- 8.10 Overall, the form, siting, height and layout of the buildings within the site are considered to be acceptable. As such the proposal is considered to be in accordance with policies 7.4 and 7.6 of the London Plan and UD3 'General Principles' and SP11. They will make a modest contribution to the new increased housing target in Local Plan SP2 to meet or exceed 820 new homes a year.

Standard of Residential Accommodation:

- 8.11 The proposed dwellings would have a gross internal area (GIA) of approximately 117 sqm and 121 sqm which would exceed the 113 sqm floorspace minima for a 3 storey, four-bedroom dwelling set out in the London Plan. Whilst objections have been raised about the number of dwellings proposed, the density of the development is acceptable.
- 8.12 Each dwelling would have a combined kitchen/ living and dining area exceeding 27 sqm and all bedrooms would exceed minimum floorspace standards. The proposed layout is considered acceptable and all rooms would have reasonable natural light and outlook.
- 8.13 The standard of accommodation is considered acceptable and in line with Policy 3.5 Quality and design of housing developments of the London Plan 2011 and with the Mayor's Housing SPG 2013.

Impact on Trees and Play Space

- 8.14 The proposal would result in the loss of a space which it is understood was originally conceived as children's play space for the adjoining Council properties. It is noted however that the area has not been utilised as such for some time and that the proposal to construct two new dwellings each with external garden space would represent a more sustainable and efficient use of the land.

- 8.15 Furthermore it is considered that Alexandra Park lies immediately north east of the site within 10 minutes walk with Crouch End Playing Fields also within walking range. Given the abovementioned accessibility to well maintained formal open and play space, the proposal is not considered to harm the amenity of the adjoining residents with regards to diminished access to open space.
- 8.16 It is noted that two mature trees would require removal in order to facilitate the new dwellings. The Council's Arboricultural Officer has advised that the two trees in question are relatively poor specimens, not of high amenity value and have been subject to regular maintenance. It was advised that in order for the proposal to be made acceptable there should be an agreement to plant 5 new street trees in the area.
- 8.17 A condition will be attached to the permission to ensure that appropriate measures are taken to ensure the replacement and future protection of trees. Overall the proposal accords with the requirements of policy OS17 'Tree Protection, Tree Masses and Spines'.

Impact on Amenity

- 8.18 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy. The buildings that could be affected by the proposal are considered to be no. 10 and no. 12 Muswell Hill place.
- 8.5.2 The proposal has been accompanied by a daylight/sunlight report and shadowing report which provides 3D modelling of expected shadowing throughout the day. The report findings are as follows:

Shadowing

- The front facade of Number 12 has been found to be shadowed by the addition of the proposed development. The length of shading is not considered to be significant and does not go beyond the fraction of current daylight being achieved suggested by the BRE
- The rear garden of Number 12 is not significantly overshadowed by the proposed development, although the proposal would cause significant overshadowing of the rear garden of no. 12.

Daylight / Sunlight

- The report concludes that an average daylight factor of 2% has been targeted for kitchens with all other rooms targeting an average daylight factor of 1.5%. As highlighted in table 1, all of the rooms achieve above this and

can therefore be described as being adequately lit. The scheme is therefore acceptable in this regard.

- 8.5.3 Neighbours have objected to the potential loss of light within gardens and have expressed concern about overshadowing. Whilst it is acknowledged that there would be some loss of daylight/sunlight to neighbouring gardens, the loss of light to rear gardens is not considered to be so harmful as to warrant refusal of the scheme, given the habitable rooms of neighbouring properties would still receive adequate levels of daylight/sunlight. It is fully accepted that the overshadowing to the rear garden of no. 10 would be significant however it is considered that on balance, this would not be significantly harmful within an urban context. It is also noted that all affected rear gardens would be north facing and would receive little sunlight in any event.
- 8.5.4 It is considered that whilst this impact would be material, the benefits of providing new residential accommodation with good quality amenity space would outweigh the harm identified particularly given the close proximity to Alexandra Park as stated above.
- 8.5.5 Some concern has been raised with regard to overlooking into adjoining properties however it is accepted that many of these objections related to the scheme proposed at pre-application stage which incorporated roof terraces to the proposed dwellings. These terraces have been removed from the current proposal and it is not considered that the proposed dwellings would increase overlooking over and above the existing situation given they would essentially infill the gap within the terrace of properties which already overlook each garden.
- 8.5.6 Noise pollution is dealt with under saved UDP Policy UD3 which resists developments which would involve an unacceptable level of noise beyond the boundary of the site. This stance aligns to the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan.
- 8.5.7 The site is located on a secondary road with low ambient road noise owing to the low number of vehicle and pedestrian movements during the day and evening. The proposal has the potential to accommodate up to 16 occupants. This number of people is unlikely to cause a significant degree of noise and disturbance impact upon nearby residents in meeting the above policy framework. Any unneighbourly noise from the domestic use of the proposed flats would be controlled by the Council's Noise Control team.
- 8.5.8 Neighbouring residents have raised concerns about the construction phase of the development. Conditions have been included requiring adequate dust control and hours of operation to protect the amenities of neighbours during the build phase of the development.
- 8.22 Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. As such the proposal

is considered to be in accordance with UDP Policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Access & Parking

- 8.23 The proposed site is in an area with medium public transport accessibility level (PTAL 3), with good public transport connectivity to Finsbury Park Underground/ Rail station and Highgate underground station with bus routes W3, W7, W5, 144, 43, 234, 299, 134 and 108 providing some 78 buses per hour for frequent connection to and from the site.
- 8.24 The area surrounding the site is heavily parked and is on the edge of the Muswell Hill restricted conversion area; however the site does not fall within the restricted conversion area. The applicant is proposing and infill development of 2 residential family size units. The site is accessed off Muswell Hill via Muswell Hill Place; the area surrounding the sites has high parking pressures.
- 8.25 The applicant's transport consultant TTP consulting has submitted a parking survey; the survey has been conducted in line with the Lambeth Methodology the surveys were conducted on Friday 28th March 2014 and Tuesday 1st April 2014 at 05:00 hours. The results of the parking survey have been reviewed and it suggests that the area surrounding this site is heavily parked, however within the immediate there are some 33 off street car parking spaces available.
- 8.26 The Council's Transportation Team has considered that the proposed 2 additional residential unit is unlikely to generate any significant increase in trips or parking demand to have any significant impact on the surrounding highway network or parking demand at this location Therefore, the highway and transportation authority does not object to the above proposals subject to the following conditions:
- 1) A residential travel plan must be secured by condition. As part of the travel plans, the following measures must be included in order to maximise the use of public transport:
 - a) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's transportation planning team.
 - b) Establish or operate a car club scheme. The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds) in credit for each member of the car club), evidence of which must be submitted to the Transportation planning team.
 2. Prior to the first occupation of the development hereby permitted the applicant shall provide secure and covered cycle storage for 2 (two) bicycles

per unit 4 (four) in total.

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

Sustainability

- 8.25 The NPPF, London Plan and local policy requires development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserve and enhancing the natural environment.
- 8.26 Chapter 5 of the London Plan requires all new homes to meet Level 4 of the Code for Sustainable Homes. Little information has been provided in relation to sustainability however overall, the proposal is considered to be of sustainable design and represents a beneficial use of this previously developed land. A condition has been imposed requiring the development to meet Code for Sustainable Homes Level 4.

Mayoral CIL

- 8.27 The proposal will also be liable for the Mayor of London's CIL as the proposal is for three additional units. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £8,785.00 (251 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. An informative will be attached advising the applicant of this charge.

9.0 CONCLUSION

- 9.1 The proposed development would provide two new residential units with a good standard of accommodation and would be a welcome addition to the Borough's housing stock. The dwellings would be of an appropriate scale and form and would relate well to the character and appearance of the wider area. The proposed development would not have a harmful impact on the residential amenity of neighbouring properties and as such is acceptable.
- 9.2 As such the proposal is considered to be in accordance with policies 3.3-3.5, 7.4 and 7.6 of the London Plan 2011, SP0, SP1, SP2, SP11 and SP12 of the Local Plan 2013 and saved policies UD3, UD7, HSG2, M10 and OS17.

10.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions in accordance with Applicant's drawing No.(s) 5429-09-DAYLIGHT, 5429-09-DESIGN AND ACCESS, 5429-

09-GROUND CONDITIONS, 5429-09-OVERSHADOWING, 5429-09-PLANNING_sml, 140903612205429-09-TRANSPORT

Subject to the following condition(s)

IMPLEMENTATION

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

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. 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.

5. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for 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 prevent the proliferation of satellite dishes on the development.

6. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no roof extensions; rear extensions; side extensions; front extensions; 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 consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 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

8. 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 of 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.

9. 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.

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

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 in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

10. 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 in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

11. 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 Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company

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 site.

Reasons: 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.

APPENDIX 1: COMMENTS ON OBJECTIONS

No.	Stakeholder	Comments	Response
2	Local Residents	<ul style="list-style-type: none"> <li data-bbox="595 571 1140 601">• Loss of play ground & green space 	<p data-bbox="1167 563 2092 815">It is accepted that the proposal would result in the loss of the existing amenity space which, it has been advised, was originally conceived as children’s play space for the adjoining Council properties. It is noted however that the area has not been utilised as such for some time and that the proposal to construct two new dwellings each with external garden space would represent a more sustainable and efficient use of the land.</p> <p data-bbox="1167 853 2092 1106">Furthermore it is considered that Alexandra Park lies immediately north east of the site within 10 minutes walk with Crouch End Playing Fields also within walking range. Given the abovementioned accessibility to well maintained formal open and play space, the proposal is not considered to harm the amenity of the adjoining residents with regards to diminished access to open space.</p>

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> <li data-bbox="595 576 1144 647">• Increased parking Pressure and Congestion <li data-bbox="595 839 909 871">• Construction noise <li data-bbox="595 1174 1088 1206">• Noise and nuisance to amenity. 	<p data-bbox="1167 205 2098 536">Some concern has been raised with regard to overlooking into adjoining properties however it is accepted that many of these objections related to the scheme proposed at pre-application stage which incorporated roof terraces to the proposed dwellings. These terraces have been removed from the current proposal and it is not considered that the proposed dwellings would increase over looking over and above the existing situation given they would essentially infill the gap within the terrace of properties which already overlook each gardens.</p> <p data-bbox="1167 600 2098 775">The Council's Transportation Team has considered that the proposed 2 additional residential unit is unlikely to generate any significant increase in trips or parking demand to have any significant impact on the surrounding highway network or parking demand at this location</p> <p data-bbox="1167 855 2098 1038">Neighbouring residents have raised concerns about the construction phase of the development. Conditions are recommended requiring adequate dust control and hours of operation to protect the amenities of neighbours during the build phase of the development.</p> <p data-bbox="1167 1190 2098 1366">The site is located on a secondary road with low ambient road noise owing to the low number of vehicle and pedestrian movements during the day and evening. The proposal has the potential to accommodate up to 16 occupants. This number of people is unlikely to cause a significant degree of noise and</p>

No.	Stakeholder	Comments	Response
			disturbance impact upon nearby residents in meeting the above policy framework. Any unneighbourly noise from the domestic use of the proposed flats would be controlled by the Council's Noise Control team.

APPENDIX 2: DRAWINGS



Site plan



For Sub Committee

OFFREPC
Officers Report



Fig 3.2: Ground floor plan



Fig 3.3: First floor plan



Fig 3.4 Second floor Plan



SOUTH ELEVATION
1 : 100



NORTH ELEVATION
1 : 100





Planning Sub Committee 28th October 2014

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/2162	Ward: Harringay
Address: Rear of 600 Green Lanes N8 0RY	
Proposal: Erection of three and two storey block comprising 1 x 3 bed flat, 5 x 2 bed flats and 3 x 1 bed flats	
Applicant: Mr P Corbisiero County & City Developments Ltd	
Ownership: Private	
Case Officer Contact: Matthew Gunning	
Date received: 29/07/2014	Last amended date: 30/09/2014
Drawing number of plans: 665-2-COM-201 Rev & 665-2-COM-202 Rev C.	
<p>1.1 The application is being reported to the Planning Committee as an application for the same site was previously presented and subsequently refused. The application is also being reported as it will be subject to a S106/ legal agreement.</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • The principle of a change of use to residential including the dwelling mix and density of the development is considered acceptable; • The proposed residential accommodation would be of an acceptable layout and standard – meeting internal floorspace standards and providing external amenity space; • The position, scale, mass, detail and alignment of the proposed building is acceptable harmonising with its surroundings and the character and appearance of the area; • The impact of the development on the residential amenities of neighbouring properties is acceptable and would not cause unacceptable overlooking or loss of privacy; • The scheme is considered acceptable in terms of highways safety and in addition the scheme will have no adverse impact on the surrounding highway network or on car parking demand in the area; • A S106 agreement would secure an affordable housing contribution in addition to other contributions to mitigate its impacts. 	

2. RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Implementation within 3 years;
- 2) Development to be carried out in accordance with approved plans;
- 3) Precise details of the materials;
- 4) Details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins;
- 5) Details of landscaping;
- 6) Details of external lighting;
- 7) Secure cycle spaces provision;
- 8) Land contamination;
- 9) Land contamination;
- 10) Details of communal aerial/dish system;
- 11) Code for Sustainable Homes Level 4;
- 12) Construction Management Plan (CMP);
- 13) Considerate Constructors Scheme.

Informatives

- 1) CIL liable
- 2) Hours of construction
- 3) Street numbering

In the event that Members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

(4) That, in the absence of the agreement(s) referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the Planning Application be refused for the following reasons:

- i. In the absence of a legal agreement securing the provision of on-site affordable housing or a financial contribution in lieu the proposal would be contrary to policy SP2 'Housing' of the Local Plan March 2013, Policy 3.12 of the London Plan and Planning Obligation SPD (20114).
- ii. In the absence of a contribution for an amendment to the Traffic Management Order and a contribution for upgrading the existing street lighting along Colina Mews there would be unacceptable impact on the highway network and unacceptable highway safety issues contrary to saved UDP policies M9 and M10.
- iii. In the absence of a legal agreement securing an education contribution the proposal would be contrary to policy Planning Obligation SPD (20114).

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3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is an application for the erection of a three and two storey block comprising 1 x 3 bed flat, 5 x 2 bed flats and 3 x 1 bed flats. Most of the building will take the form of a two-storey building with a mansard roof with accommodation within, with a three storey wing to the rear. The ground and first floors of the building will be faced in a fair faced brickwork with the second floor facade being set back and clad. The roof will comprise of a proprietary GRP coating in grey with a parapet wall. The windows and doors will be powder coated aluminium (grey colour).
- 3.2 The proposal also includes parking spaces for the Langham Club (3 spaces) and a delivery vehicle space for the club, in addition to 5 car parking spaces for the residential units. The frontage of the scheme will be enclosed by a 1.8m high brick wall and railings.
- 3.3 The scheme has been amended slightly from that initially submitted namely by steeping the building further back from Colina Mews.

Site and Surroundings

- 3.4 The application site is located to the rear of 600 to 606 Green Lanes and is generally a rectangular shaped site measuring 0.09 hectares in size. 600 Green Lanes is a 'Working Men's Club' accommodated within a three storey building which has been heavily extended to the rear.
- 3.5 The northern boundary of the site adjoins the rear gardens of terraced properties (37-45 Park Road). The eastern boundary of the site fronts onto Colina Mews, a small service road measuring approximately 130m in length and which connects Park Road to the north and Colina Road to the south. Directly opposite the site is Colina House, a former warehouse building which has been converted into residential/ live work use. Behind Colina House and in part adjoining the eastern side of Colina Mews are the rear gardens of properties that front onto Harringay Road.
- 3.6 The southern boundary of the site is adjacent to a large commercial warehouse premises occupying a large site with frontages onto Green Lanes, Colina Road and Colina Mews. The site is in the immediate vicinity of Green Lanes, a major north-south route through the Borough and a designated District Centre; in addition to being surrounded by predominantly residential areas, the most notable of which is the Harringay Ladder. Green Lanes falls within an area of high public accessibility (level five) and in the case of the application site is within walking distance (700m) of Turnpike Lane Underground Station and the many bus routes that serve Green Lanes.

Relevant Planning and Enforcement history

- 3.7 HGY/2008/1529 - Retrospective planning application for the retention of free standing open shelter/ Langham W.M Club – Refused 27/01/2009
- 3.8 HGY/2013/0472 - Erection of part three / two storey block comprising 1 x 3 bed flat, 1 x 1 bed flat and 7 x 2 bed flats with associated landscaping, parking / cycle spaces and bin store – Withdrawn 07/06/2013
- 3.9 HGY/2013/1119 - Erection of part three / two storey block comprising 1 x 3 bed flat, 1 x 1 bed flat and 7 x 2 bed flats with associated landscaping, parking / cycle spaces and bin store – Refused by Planning Subcommittee 18/10/2013 and dismissed on appeal May 2014
- 3.10 The above application (ref: HGY/2013/1119) had been recommended for approval by Officers but was subsequently refused by Members of the Planning Sub Committee. The four main issues considered by the Planning Inspector are summarised below with a copy of the Appeal Decision attached in Appendix 3.

Impact on the character and appearance of the host site and surrounding area

- 3.11 The Inspector considered that the buildings in Colina Mews to be of “varied quality and form” and later went on to say that the “character is undoubtedly mixed, the existing visual condition of the site is poor, and the aesthetic qualities of Colina Mews itself are limited.” The Inspector did however identify that the nearby buildings in Park Road, Green Lanes and Harringay Road “are generally of a more traditional and distinctive Victorian style, typically involving such features as stock bricks, stucco render, string courses, sash windows, and pitched roofs”.
- 3.12 In respect of the scheme before him the Inspector noted the scheme to be a “3-storey flat-roofed building of a modern and relatively basic design” with “substantial footprint, height and bulk...positioned close to the front of the Colina Mews boundary” occupying a “a significant part of this frontage”. As such the Inspector considered that “the combined effect of the forward position and its substantial form would be to introduce an unduly dominant and intrusive feature” which would not relate “appropriately to the scale, form, detailing and other vernacular characteristics of its wider surroundings, including the Club’s own premises”.
- 3.13 Lastly on this point the Inspector said that the scheme would “fail to make a significant response or connection to the more traditional character of the surrounding area, or to take the substantial opportunity available to contribute positively to it” and in conclusion said that it “would be harmful to the character and appearance of both the host site and the surrounding area”.

Supply of affordable housing in the Borough

- 3.14 The Inspector acknowledged “that the scheme seeks to provide financial benefits for the Club by transferring ownership of three of the proposed flats to the organisation...thereby providing a future income stream”. The Inspector

recognised that the Club is a non-profit-making organisation and that “its continuing operation will no doubt be of benefit to parts of the local community” in lieu of affordable housing. The Inspector also acknowledged that provision were in place via the appellant’s unilateral undertaking to make provision for payment of a financial contribution towards affordable housing in the event the Club sold one or more of the flats within the first five years.

- 3.15 Notwithstanding the above the Inspector took the view that “policy SP2 makes no provision for community or other benefits as an alternative to delivery of affordable housing” and that the “scheme would therefore appear significantly harmful in failing to meet that acknowledged housing need” or to make “similar alternative contributions”. The Inspector did however recognise that guidance identifies the need for flexibility in matters relating to viability.

Impact on living conditions of neighbouring occupiers/ overlooking and loss of privacy

- 3.16 On this point the Inspector said that the “scheme would involve windows in the habitable rooms of the proposed flats facing the existing rear of residential properties in Park Road” which would be “positioned at a distance below the minimum privacy standards recommended by the SPD”. The Inspector said that to a “lesser extent, the rear of properties in Harringay Road would also be overlooked”.
- 3.17 The Inspector did however “acknowledge that such impacts might be mitigated, to some extent, by requirements for obscured glazing” but said that “obscured glazing would thereby run the risk of significantly detracting from their living environment, and could also have implications for the external appearance of the building”. While not explicitly clear on what aspect of neighbouring properties would be overlooked the Inspector said that the scheme “would be harmful to the living conditions of neighbouring occupiers with regard to overlooking and loss of privacy”.

Living conditions of future occupiers/ provision of amenity space

- 3.18 The Inspector acknowledges “that the scheme would provide some form of external space to all but one of the units, in the form of either balconies or small garden areas” and that “flat 6 would only be served by a Juliette balcony”. The Inspector considered that as all “the remaining units all appear to be reasonably served” he considered the deficiency to flat 6 “would not render the overall living conditions within the scheme to be so harmful as to justify withholding planning permission on that basis”.

Other Matters

- 3.19 It is important to bear in mind that in the previous appeal decision the Inspector noted objection on the “loss of business premises and also various concerns regarding implications for traffic, daylight and sunlight, and noise” but took the view that “these are not considerations which weigh heavily against the proposed development”. The Inspector also noted concerns were raised

“regarding the possible implications for any possible future development proposals of the adjacent warehouse” but indicated that he had to base his decision “on the existing considerations and the current circumstances presented”.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

- 1) Transportation
- 2) Building Control – Raise no points/ objections.
- 3) Cleansing
- 4) Environmental Health – Required condition on contaminated land to be added in addition to an informative indicating the need for an asbestos survey to be carried out to identify possible asbestos materials

External

- 1) London Fire Brigade – Is satisfied with the proposal.
- 2) Thames water – Advise that with regard to water infrastructure capacity, they have no objection but recommend an informative to be added to the planning permission.
- 3) London Underground - Indicate that they have no comment to make on the planning application.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 270 letters. The number of representations received from neighbours, local groups etc were as follows:

No of individual responses:

Objecting: 18

Supporting: 0

5.2 The following issues were raised in representations received and are considered material to the determination of the application and are addressed within the main body of the report.

Impact on Residential Amenity

- Loss of natural light / sunlight to properties on Park Road, Harringay Road and in Colina House;
- Overlooking and loss of privacy to Harringay Road and Park Road properties;
- Scheme will dwarf neighbouring houses;
- Overlooking from balconies;
- Balconies should be designed and positioned so that neighbours privacy is not encroached on;
- The scheme does not specify exactly how much of the windows will be obscured;

- Unreasonable overshadowing and loss of outlook;
- Distance between proposal and Park Road properties inadequate and should rather be 30m;
- Impact on residents of Harringay Road and Colina Mews have not been adequately addressed despite the greater number and closer proximity to the building;
- Trees proposed on the north boundary with Park Road will substantially overhang the rear gardens of the Park Road residences and further contribute to the loss of light;
- Concerns about the location of the bins in relation to 39 Park Road;
- Area is already congested;
- No benefit to local residents;

Access and Traffic

- Concern that there is no footpath on the Mews which is the proposed main access point and entrance to the application site;
- Increased traffic on what is really an access alleyway;
- Concern about safety;
- Noise pollution of traffic (deliveries for the Langham Club) as well as people and their vehicles using the Mews will be detrimental to the area;

Siting, Layout and Design

- The proposed development is too high, and does not appropriately address the scale and massing of its context;
- The development should be in keeping with existing/ majority of building heights/ 2x storeys;
- Concern about the building height in relation to the street;
- The proposal would not enhance the appearance of the area;
- New homes are less than 2m from the boundary with Colina Mews and unreasonably close;
- Building should be set back further from Colina Mews;
- Mature tree planting should be included in the scheme along the site boundary fronting Colina Mews to improve streetscene and mitigate overlooking;
- No precedent for this proposal to be designed with windows so close to the adjacent houses; in fact the street elevation on the west side of Colina Mews facing the houses on Harringay Road is completely blank;
- Ground and first floor private living spaces in the proposed building would be completely overlooked by pedestrian and vehicular traffic;

Other

- Provision of one disabled parking space and having level access into the building does not fully address accessibility requirements;
- Proposed disabled parking space is still some distance (approximately 30 metres) from the front door;

- The mobility needs of pedestrians, cyclists and people with difficulties have not been taken into account;
- Loss of garages currently used/ car mechanic business/ employment on site;
- Increase in noise pollution;
- Additional strain on the area's infrastructure;
- Scheme does not meet Council guidance on sustainable development;
- Dwelling mix not in accordance with guidance;
- Proposed development would not make any contribution towards the supply of affordable housing in the Borough;
- A contribution should be sought to make the pedestrian access properly safe;
- Uncoordinated development on this site will add to the constraints affecting the viability of delivering housing on the neighbouring 0.55 hectare site, identified in Haringey's Draft Sites Allocation Development Plan Document (Jan 2014).

6. MATERIAL PLANNING CONSIDERATIONS

6.1 Following the previous appeal decision the main planning issues are outlined below making reference to the points raised in the appeal decision.

1. Land use and density;
2. Residential mix, quality of accommodation & affordable housing;
3. Design & form;
4. Impact on the amenity of adjoining occupiers;
5. Parking and highway safety;
6. Sustainability;
7. Waste management;
8. Planning Obligations.

Land use and density

6.1 The site is currently occupied by lock up garages which are heavily under-utilised with a number in a state of disrepair. The majority of the garages are used for storage purposes with one used for car repairs. The proposed redevelopment of this site will not lead to the displacement of parking nor will it adversely affect local parking conditions. While the development will lead to the loss of the car repair garage from this site, the site in question is not within a defined employment area (DEA). The displacement of this business to another site/ or loss could not be protected under policy EMP4 as this car repair garage use is not strictly in accordance with the original use of this site. This equally was not identified as an issue in the recent appeal decision.

6.2 The principle of residential use on the site is considered appropriate given the site is a previously developed site and given its siting within a residential area in close proximity to a district shopping centre parade and number of public transport nodes. The proposal is supported by London Plan Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Supply' and local plan

policy SP2 'Housing', which has a current target of providing 820 new homes a year in Haringey; which is to be increased to 1,502 under the Draft Further Alterations to the London Plan (FALP) 2014.

- 6.3 Policy 3.4 of the London Plan (2011) encourages the optimisation of housing output for different types of location. Table 3.2 sets out broad ranges of densities in relation to different types of area and public transport accessibility. The density of the proposal in terms of habitable rooms per hectare would be approximately 400 habitable rooms per hectares (HRH). The London Plan (2011) categorises density ranges in terms of location, setting, existing building form and massing. The site is viewed to be an area characterised by terrace houses and blocks of flats and as such a density of 200-700 HRH is considered acceptable. In this case the density would be under the middle range (450) and on this basis would accord with policy 3.4 of the London Plan.
- 6.4 The use of the site for residential accommodation is considered acceptable in principle subject to addressing issues of bulk/design and amenity issues as discussed further below.

Residential mix, quality of accommodation & affordable housing

- 6.5 London Plan 2011 Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor's Housing SPG 2012.
- 6.6 All flats meet or exceed the floorspace minimum set out in the Housing SPG. The layout of the accommodation is considered to be acceptable with good access to natural light and ventilation. The upper floor flats will benefit from private balconies while the ground floor units will benefit from private amenity space. As per the previous scheme one of the units did not benefit from private amenity space, however the Inspector acknowledged that the deficiency to one of the flats would not render the overall living conditions within the scheme to be so harmful as to justify withholding planning permission on that basis.
- 6.7 The proposal would provide a mix of unit sizes which would be in accordance with national and local planning policies. As set out in the appeal decision the Inspector acknowledged that while not strictly in accordance with the mix prescribed in the 'Housing' SPD (2008) the units proposed would still add to the local housing stock.
- 6.8 Policy SP2 of the Local Plan requires developments of less than 10 units to provide 20% of the scheme as affordable housing or to make an equivalent financial contribution. The basis of the affordable housing contribution is set out in the Council's Planning Obligation SPD (20114) and in this case a financial contribution is to be made as opposed to onsite provision. This contribution would amount to £246,960.00 calculated on the basis of 735 sq. m of floor space at £336 per sq.m. In this case a financial contribution is considered to be acceptable as it is recognised that the delivery of a limited number of affordable

units within a flatted scheme presents management and maintenance difficulties for Registered Social Landlords (RSLs).

- 6.9 An objection has been raised that the mobility and the needs of those with disabilities have not been taken into account. In terms of layout all the flats are single level so living space, bedrooms, WCs are all provided at one level. While the building does not have an internal lift this is not a requirement under Part M of Building Regulations for a building of this size. Level access to the building will be achieved and in addition the main entrance door width and hallways will be of an acceptable width. The disabled car parking bay is also within an acceptable reach of the building. In terms of the previous scheme the Inspector said that he had little evidence before him to conclude the scheme would be harmful in that regard.
- 6.10 Overall the proposal will provide an acceptable standard and layout of accommodation for its future occupants in line with Policy 3.5 of the London Plan 2011 and the Mayor's Housing SPG.

Design & form

- 6.11 Policy 3.5 of the London Plan seeks to enhance the quality of local places taking into account local character and density. Policy SP11 of Haringey's Local Plan (2013) and saved policy UD3 of the Haringey Unitary Development Plan (UDP) (2006) include similar requirements. Policies 7.4 and 7.6 of the London Plan also require that design takes into account context.
- 6.12 As outlined above the Inspector made a number of observations on the design of the previous scheme and the character of the surrounding area. In relation to the design of the proposal the Inspector had concern about the 3-storey flat-roofed building form, its modern and relatively basic design, its substantial footprint, its height and positioning close to the front of the Colina Mews boundary. In terms of how the scheme relates to its surrounding the Inspector also made a number of observations. The Inspector considered the existing visual condition of the site to be poor; the buildings in Colina Mews to be of varied quality and the form and character of the area to be undoubtedly mixed. The Inspector did however identify that the nearby buildings in Park Road, Green Lanes and Haringay Road "are generally of a more traditional and distinctive Victorian style, typically involving such features as stock bricks, stucco render, string courses, sash windows, and pitched roofs". On this same point the Inspector had concerns that the scheme did not respond to or connect to the more traditional character.
- 6.13 In response to the appeal decision the current scheme, also for 9 flats, has been amended incorporating the following changes:
- En-suite shower /wc units have been omitted, and therefore, the gross internal area of each flat has been reduced, however, the gross internal areas are equal to or above the minimum required by the London Plan floorspace standards.

- As a consequence of the above the overall footprint of the building has now been reduced. The distance between the proposed north elevation and the rear of the Park Road dwellings is now 20 metres.
- The floor to ceiling heights have been reduced to 2.4 metres with the overall height of the building being approximately 8.5 / 8.6 metres high and some 400mm lower than the refused scheme.
- In response to the Inspector's comments on the design a more traditional approach has been adopted. The ground and first floors are clad in fair faced brickwork with the second floor facade being set back and clad in lead. The brickwork and the lead are separated by a continuous moulded cornice that will incorporate the rain water gutter. The changes reduce the bulk and size of the building making it more akin to a two-storey building with accommodation in the roof, more sympathetic to the scale of neighbouring buildings.
- The building is now set back 3m from the boundary with Colina Mews in order to address concerns about its proximity to this site's frontage.

6.14 It is important to point out that the Inspectors comments above did not advocate a mock or pastiche of an earlier architectural style but rather a greater need to respond or connect with the more traditional character. Officers consider that this has now been achieved by clearly having a two-storey form to the building and having the second floor accommodation contained within a roof form. Many of the more traditional residential buildings in the area have such an arrangement. The ridgeline of the proposal is now in line with that of properties on Park Road. The front elevation would have a more consistent fenestration pattern more sympathetic in size to that of surrounding buildings in comparison to the previously submitted scheme.

6.15 For the reasons outlined above the siting, design and form of the building is considered to be acceptable and would harmonise with the character and appearance of the area. As such the proposal is considered to be in accordance with NPPF (2012) chapter 7, policies 7.4 and 7.6 of the London Plan and UD3 'General Principles' and SP11.

Impact on amenity of adjoining occupiers

6.16 London Plan 2011 Policies 7.6 and 7.15 and saved UDP 2006 Policies UD3 and ENV6 require that development must not cause unacceptable harm to the amenity of surrounding land and buildings and the residential amenity of adjoining occupants in terms of loss of daylight, sunlight, privacy and overlooking.

6.17 In order to address the concern about harm caused to "the living conditions of neighbouring occupiers with regard to overlooking and loss of privacy" a number of changes have been incorporated into the scheme in comparison to the scheme previously considered. Specifically the following changes have been made:

- As a result of overall footprint of the building being reduced the distance between the proposed north elevation and the rear of the Park Road dwellings has increased to 20 metres.
- The building has been set back 3m from the boundary with Colina Mews in order to address privacy and overlooking issues in relation to houses fronting Harringay Road. There is also an increase in the separating distances with the Harringay Road properties in comparison to the previous scheme (i.e. with No 77 Harringay Road it is now 21m).
- This set back now allows for planting of trees along the frontage which will also help to partly screen views and minimise overlooking.
- The fenestration on the side of the building facing both Park Road and Harringay Road has changed which will also help further minimise overlooking. In relation to the houses fronting Park Road, bay windows will be introduced whereby the glass of the windows directly facing the rear of Park Road properties are obscured with the sloping side of the bay in clear glass. The bay windows will provide sufficient ventilation, sunlight and daylight to the rooms in question to comply with Building Regulations.
- The windows on the front elevation serving the second floor are recessed opening into balconies which will have a glazed screen up to the height of 1500mm to prevent overlooking from these rooms into the gardens of properties on Harringay Road.

6.18 While SPD 'Housing' 2008 is now longer a formally adopted document the standard for two storey development it advocated is met here. It is accepted that in relation to windows at roof level a 30 metre distance is not met. Such a requirement to have a 30 metre distance between 3 storey facing buildings is however not prescribed policy but rather guidance. Such a requirement would also not be typically required in relation to accommodation within a roof and where neighbouring buildings are not 3 storey.

6.19 In this case the roof accommodation is served by recessed window/ door openings opening into spaces surrounded by obscure glazed screens on the front and rear elevation with a limited number of rooflights on the side elevations. This arrangement together with the 20m separating distance will minimise overlooking and material harm to the living conditions of neighbouring occupiers.

6.20 While the Inspector raised concerns about the use of obscured glazing all of the rooms that will have elements of obscure glazing will also benefit from clear glazing.

6.21 While the impact on daylight and sunlight was not raised as an issue in the appeal decision the situation as per the previous scheme has not changed. The increased separating distance between the proposal and neighbouring properties on Park Road and Harringay Road serves to ensure that the building does not breach the recommended 25 degree angle test in terms of impact on daylight and sunlight to neighbouring buildings. The building continues to be carefully sited in relation to Colina House opposite to keep clear of the main three storey form of the building, therefore minimising its impact in terms of loss of daylight/ sunlight and overshadowing.

- 6.22 With regard to the building overshadowing neighbouring gardens, due to the building being set in from the various boundaries in question any such impact would be negligible with no material overshadowing.
- 6.23 The potential noise emanating from the use of this site for residential purposes would not create levels of noise and disturbance over and above that of a typical residential use in an urban area or background noise.
- 6.24 Overall the proposed development has taken careful consideration in terms of its layout, form and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. As such the proposal is considered to be in accordance with London Plan 2011 Policy 7.6 policy UD3 of the UDP.

Parking and highway safety

- 6.25 Saved policy M10 'Parking for development' seeks to ensure that proposed developments do not adversely affect the free flow of traffic around the site and that they do not result in a material impact on existing parking levels.
- 6.26 The application site has a PTAL rating of 5 and is within walking distance of a number of bus routes and Turnpike Lane Underground Station. It is envisaged that many of the future occupants of this development are likely to use sustainable travel modes for the majority of their journeys to and from the site. Other than the 5 car parking spaces and one disabled car parking space to be provided on site the scheme will be a 'car-capped development', meaning the development will be limited to this parking provision with no access to on-street parking. This will be secured via a S106 agreement.
- 6.27 The site is accessed directly from Colina Mews which measures approximately 7m in width and does not have any segregated footway provision. According to guidance contained within the 'Manual for Streets' a minimum width of 4.1m is required to enable two cars to pass each other. The Council's Transportation Team consider that due to the low level of traffic using this road and the operation of a one-way system on the adjoining Colina Road, the anticipated occurrences where two vehicles will need to pass each other will be infrequent. However, in order to improve safety and to generally encourage journeys by foot and bicycle the applicant will be required to contribute to a scheme to upgrade the existing five lamp columns on Colina Mews. In addition a redundant vehicle access to the site will need to be closed with some minor repair to the carriageway.
- 6.28 Access within the site for emergency vehicle and service vehicles is considered acceptable. The scheme meets the minimum 3.7m width for fire appliance access and has a sufficient turning space within the site for vehicles to manoeuvre.
- 6.29 Concerns have been raised about there being no foot path along Colina Mews, however in this instance the physically segregated of facilities is not required as

the flows of cyclists or pedestrians will be low. It is considered that the proposed development will generate less vehicular traffic than that associated with the site's current use. As such the scheme is considered acceptable in terms of highways safety and in addition the scheme will have no adverse impact on the surrounding highway network or on car parking demand with the area.

Sustainability

- 6.30 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. This approach is continued in Local Plan 2013 Policy SP4, which requires residential developments to achieve Code for Sustainable Homes Level 4. This is equivalent to a 25% reduction in emissions over a Building Regulations 2010 baseline.
- 6.31 A condition will be imposed requiring the development to meet 'Code for Sustainable Homes Level 4'. Overall the proposed scheme is considered to be of sustainable design and represents a beneficial use of a previously developed land in an area of high accessibility.

Waste Management

- 6.32 Saved policy UD7 Waste Storage of the UDP (2006) states that the Council will require all development to include appropriate provision for the storage of waste and recyclable material.
- 6.33 The siting of waste storage facilities have been clearly indicated on the plans submitted and would satisfy the requirement in terms of a suitable collection point. The bins will be enclosed and a condition is to be imposed asking for further such detail. The proposed development is in compliance with the above policies.

Planning Obligations

- 6.34 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority (LPA) to seek financial contributions to mitigate the impacts of a development. Below are the agreed Heads of Terms:
- A sum of £1,000.00 towards the amendment of the relevant traffic management order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the 9 new residential units to front onto Colina Mews shall be designated 'car capped' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);
 - A contribution of £27,280.00 towards educational facilities within the Borough according to the formula set out in Policy UD8 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;
 - A sum of £13,500.00 towards the upgrading of the existing street lighting along Colina Mews;

- A sum of £4,000.00 for the relocation of the existing on-street controlled parking bays forming part of the Wood Green Outer Controlled Parking Zone further south along the site's roadside boundary;
- A contribution of £246,960.00 towards affordable housing provision in lieu of onsite provision, in line with policy SP2 and Planning Obligation SPD (20114);
- The developer to pay an administration / monitoring cost of £1,000.00 in connection with this Section 106 agreement.

6.35 The development will be liable for the Mayor's Community Infrastructure Levy (CIL). The development creates 735 sq. m of floor space with the levy charged at £35 per sq.m resulting in a liability of £25,725.00.

Conclusion

6.36 The principle of a change of use to residential including the dwelling mix and density of the development is considered acceptable. The proposed residential accommodation in connection with this scheme would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space.

6.37 The position, scale, mass, detail and alignment of the proposed building is considered acceptable harmonising with its surroundings and the character and appearance of the area. In terms of impact on the residential amenities of neighbouring properties the proposal is considered acceptable and would not cause unacceptable overlooking or loss of privacy. The scheme is also considered acceptable in terms of highways safety and in addition the scheme will have no adverse impact on the surrounding highway network or on car parking demand in the area.

6.38 A S106 agreement would secure an affordable housing contribution in addition to other contributions to mitigate impacts of the development.

6.39 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Conditions

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

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

2. The 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 ensure the development is carried out in accordance with the approved details and in the interests of amenity

3. A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed. Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

Window and balcony details including reveal depths for windows, cill and headers shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with such approved details.

Reason: To ensure a satisfactory appearance for the development and in the interest of the visual amenity of the area.

4. Before the development hereby permitted is occupied details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

5. A landscaping scheme for the treatment of the surroundings of the proposed development including the planting of trees, hedging and shrubs in addition to an associated maintenance regime shall be submitted to, approved in writing by the Local Planning Authority. The landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

6. Details including the type, specification and location of external lighting shall be submitted to, and approved in writing by the Local Planning Authority, before the residential units are occupied and thereafter carried out in accordance with the approved details.

Reason: To prevent adverse light pollution to neighbouring properties

7. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 10 no. cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

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

8. Before the 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.

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.

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

9. 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

10. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for 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: Reason: In order to protect the visual amenities of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

11. The building 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.

12. The applicant/developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the Local Planning Authority's approval three months prior to construction work commencing on site.

Reason: To safeguard pedestrians, reduce congestion and mitigate any obstruction to the flow of traffic on the local Highways network.

13. 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) *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 £25,725.00. (735 sq.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.

b) *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.

c) *Street numbering*

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

d) *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.

8.0 APPENDICES:

Appendix 1: Drawings and Images



Site Location Plan



1. Entrance to Colina Mews from Park Road



4. View within the site



2. Colina Mews- Application site to right



5. View within the site -Park Road properties in background

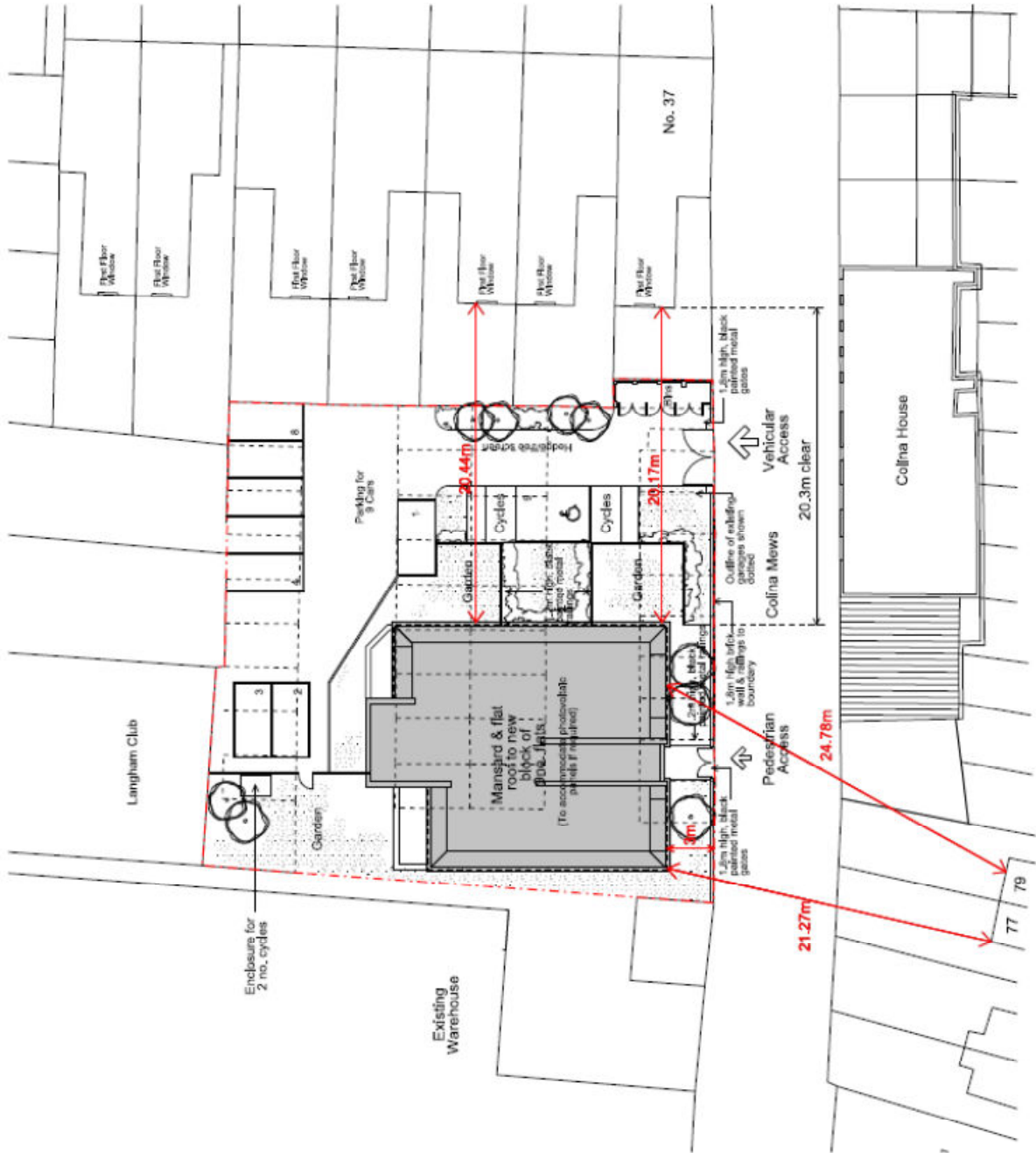


3. Colina Mews- Application site to left

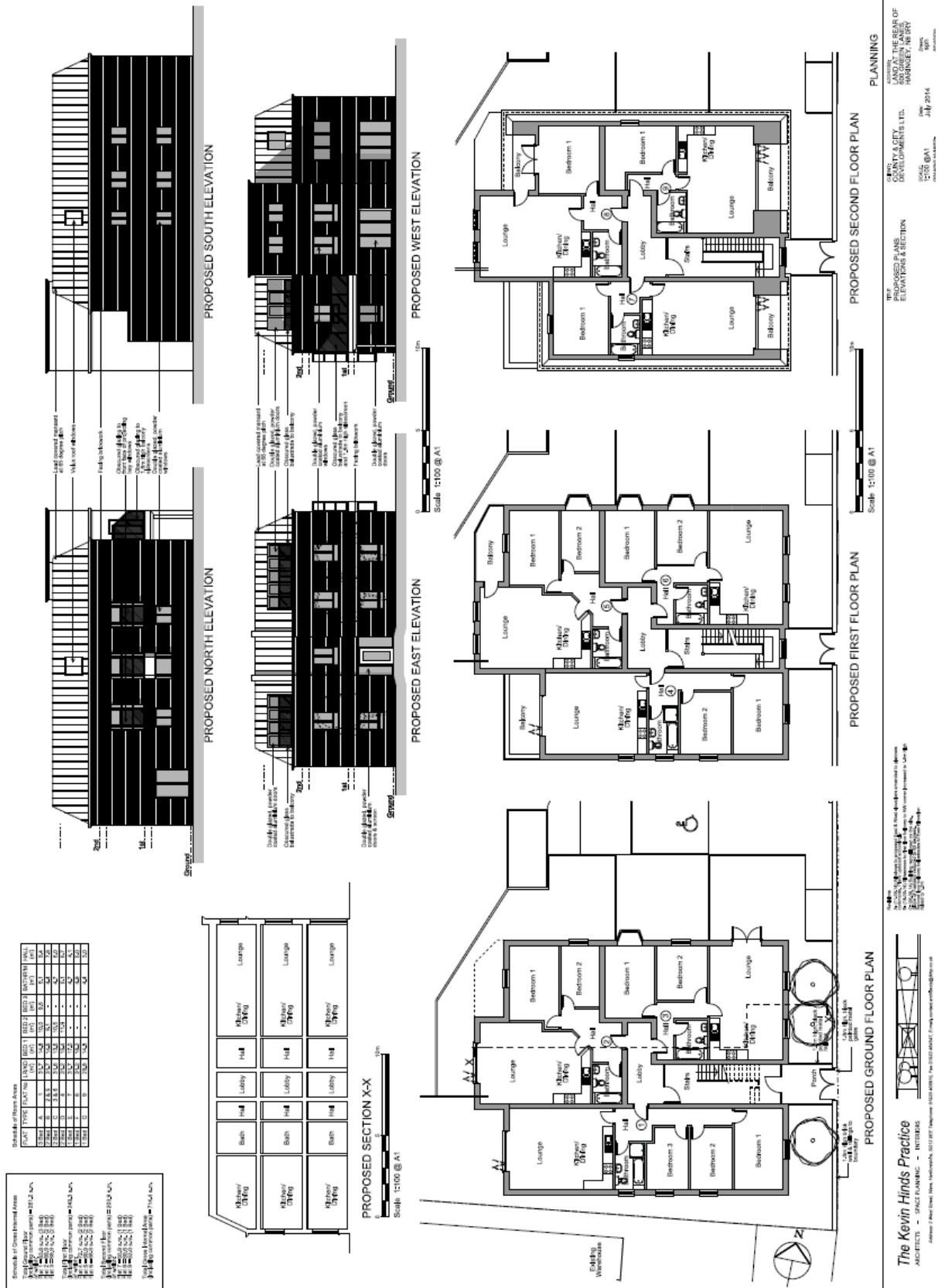


6. View within the site -Park Road properties in background

Site Photos



Site Layout Plan



Elevations & floor plans of current scheme



Front elevation of revised scheme



Visualisation of current scheme

Appendix 2: Comment on Consultation Responses

Comments	Response
Loss of natural light / sunlight to properties on Park Road, Haringey Park and in Colina House.	Addressed in para. 6.21
Overlooking and loss of privacy to Haringey Park and Park Road properties.	Addressed in para. 6.17
Scheme will dwarf neighbouring houses.	Building is now more akin to a two-storey building with accommodation in the roof, more sympathetic to the scale of neighbouring buildings. Ridgeline of the proposal is now in line with that of properties on Park Road.
Overlooking from balconies. Balconies should be designed and positioned so that neighbours privacy is not encroached on.	Privacy screens will be incorporated on side of balconies to minimise overlooking/ loss of privacy.
The scheme does not specify exactly how much of the windows will be obscured.	Glass of the windows directly facing the rear of Park Road properties will be obscured with the sloping side of the bay in clear.
Unreasonable overshadowing and loss of outlook.	Addressed in para. 6.17
Distance between proposal and Park Road properties inadequate and should rather be 30m.	Addressed in para. 6.17 & 6.18.
Impact on residents of Haringay Road and Colina Mews have not been adequately addressed despite the greater number and closer proximity to the building.	Addressed in para. 6.17 & 6.18
Trees proposed on the north boundary with Park Road will substantially overhang the rear gardens of the Park Road residences and further contribute to the loss of light.	The species and size of planting can be discussed with neighbouring residents before discharging condition 5.
Concerns about the location of the bins in relation to 39 Park Road.	The bins will be enclosed to minimise odour and safeguard visual amenity.
Area is already congested.	Principle of housing is considered acceptable.
No benefit to local residents.	Visual quality of the site will improve.
Concern that there is no footpath on the Mews which is the proposed main access point and entrance to the application site.	As per para. 6.29 - the physically segregated of facilities is not required as the flows of cyclists or pedestrians will be low.
Increased traffic on what is really an access alleyway.	It is considered that the proposed development will generate less vehicular traffic than that associated

Comments	Response
Concern about safety.	with the site's current use.
Noise pollution of traffic (deliveries for the Langham Club) as well as people and their vehicles using the Mews will be detrimental to the area.	Access for emergency vehicle and service vehicles, pedestrians and vulnerable users have been taken into account.
The proposed development is too high, and does not appropriately address the scale and massing of its context.	The potential noise emanating from the use of this site for residential purposes with deliveries to the Langham Club would not create levels of noise and disturbance over and above those already created in connection with the existing use of the site or background noise.
The development should be in keeping with existing/ majority of building heights/ 2x storeys.	Addressed in para. 6.13.
Concern about the building height in relation to the street.	Addressed in para. 6.13 & 6.14.
The proposal would not enhance the appearance of the area.	The building is now set back 3m from the boundary with Colina Mews.
New homes are less than 2m from the boundary with Colina Mews and unreasonably close.	The design and form of the building is considered to be acceptable and would harmonise with the character and appearance of the area.
Building should be set back further from Colina Mews.	As above.
Mature tree planting should be included in the scheme along the site boundary fronting Colina Mews to improve streetscene and mitigate overlooking.	As above.
No precedent for this proposal to be designed with windows so close to the adjacent houses; in fact the street elevation on the west side of Colina Mews facing the houses on Harringay Road is completely blank.	This set back now allows for planting of trees along the frontage.
Ground and first floor private living spaces in the proposed building would be completely overlooked by pedestrian and vehicular traffic.	The separating distances in question are acceptable, particularly in an urban area.
Provision of one disabled parking space and having level access into the building does not fully address accessibility requirements.	Similar to housing stock in the area the frontages of the building here will be set in from the street boundary and will have front boundary walls, railings and vegetation and associated blinds/ curtains internally to provide the necessary privacy and security.
	Level of provision considered to be acceptable.

Comments	Response
<p>Proposed disabled parking space is still some distance (approximately 30 metres) from the front door.</p> <p>The mobility needs of pedestrians, cyclists and people with difficulties have not been taken into account.</p> <p>Loss of garages currently used/ car mechanic business/ employment on site.</p> <p>Increase in noise pollution.</p> <p>Additional strain on the area's infrastructure.</p> <p>Scheme does not meet Council guidance on sustainable development.</p> <p>Dwelling mix not in accordance with guidance.</p> <p>Proposed development would not make any contribution towards the supply of affordable housing in the Borough.</p> <p>A contribution should be sought to make the pedestrian access properly safe.</p> <p>Uncoordinated development on this site will add to the constraints affecting the viability of delivering housing on the neighbouring 0.55 hectare site, identified in Haringey's Draft Sites Allocation Development Plan Document (Jan 2014).</p>	<p>Space is adequately located within the curtilage of the site for ease of access.</p> <p>Addressed in para. 6.9</p> <p>Addressed in para. 6.1.</p> <p>Addressed in para. 6.23.</p> <p>Infrastructure in area can meet need. Financial contributions to mitigate the external impacts of a development to be secured.</p> <p>Addressed in para. 6.30 & 6.31.</p> <p>Addressed in para. 6.7</p> <p>Addressed in para. 6.9</p> <p>A contribution is sought for upgrading of the existing street lighting along Colina Mews.</p> <p>Comment addressed in previous appeal decision/ para. 3.19.</p>

Appendix 3: Appeal Decision

Appeal Decision

Site visit made on 28 April 2014

by **Peter Rose BA MRTPI DMS MCMI**

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

Decision date: 28 May 2014

Appeal Ref: APP/Y5420/A/14/2213748

Langham Social Club, 600 Green Lanes, London N8 0RY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by County and City Developments Ltd against the decision of the Council of the London Borough of Haringey.
 - The application Ref HGY/2013/1119, dated 30 May 2013, was refused by notice dated 18 October 2013.
 - The development proposed is a three and two storey block comprising 1 no. 3 bedroom flat; 1 no. 1 bedroom flat and 7 no. 2 bed flats.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The appeal is accompanied by revised drawings. The drawings have not been publicised as part of the planning application and are relevant to concerns previously raised by local residents. In these circumstances, I propose to consider the appeal on the basis of the drawings which formed the basis of the Council's decision as to do otherwise could prejudice the interests of third parties.
3. A signed copy of a unilateral undertaking has also been submitted dated 6 May 2014 and, having reviewed its content, I am satisfied that no interests would be prejudiced by considering the appeal on that basis. The Council has also been given an opportunity to comment on its content.
4. I have taken into account the government's Planning Practice Guidance (the Guidance), issued on 6 March 2014, in reaching my decision.

Main Issues

5. The main issues are the effect of the proposed development upon:
 - (a) the character and appearance of the host site and the surrounding area;
 - (b) the supply of affordable housing in the Borough;
 - (c) the living conditions of neighbouring occupiers with particular regard to overlooking and loss of privacy;
 - (d) the living conditions of future occupiers with regard to provision of amenity space.

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Reasons*Character and appearance*

6. The appeal site comprises a collection of lock-up garages and lies to the rear of premises occupied by the Langham Social Club (the Club). The Club premises are an impressive 3-storey building with a main frontage to Green Lanes. The appeal site is accessed from Colina Mews and faces Colina House, a building converted to residential use. The site is adjacent to traditional terraced housing in Park Road to the north and faces the rear of houses in Harringay Road to the east. To the south is a large warehouse building. Colina Mews itself is generally an area of mixed use.
7. Buildings in Colina Mews are of varied quality and form. Nearby buildings in Park Road, Green Lanes and Harringay Road, however, are generally of a more traditional and distinctive Victorian style, typically involving such features as stock bricks, stucco render, string courses, sash windows, and pitched roofs, and are mainly residential in character.
8. The proposal would involve a predominantly 3-storey flat-roofed building of a modern and relatively basic design. The building would be of a substantial footprint, height and bulk, would be positioned close to the front of the Colina Mews boundary, and would occupy a significant part of this frontage. The combined effect of the forward position and its substantial form would be to introduce an unduly dominant and intrusive feature.
9. This impact would be exacerbated by the proposed design. The development would not take the opportunity available to provide a quality scheme drawing upon the distinctiveness of the setting and relating appropriately to the scale, form, detailing and other vernacular characteristics of its wider surroundings, including the Club's own premises. I acknowledge that the contextual character is undoubtedly mixed, the existing visual condition of the site is poor, and the aesthetic qualities of Colina Mews itself are limited. Nevertheless, the development would appear as an incongruous feature which would fail to make a significant response or connection to the more traditional character of the surrounding area, or to take the substantial opportunity available to contribute positively to it.
10. I therefore conclude that the proposed development would be harmful to the character and appearance of both the host site and the surrounding area. Accordingly, the development would be contrary to Policy SP11 of the London Borough of Haringey Local Plan: Strategic Policies March 2013 (the Local Plan), contrary to Saved Policy UD3 of the Council's Unitary Development Plan 2006 (the UDP), to the Council's Supplementary Planning Guidance SPG1a Design Guidance and Design Statements September 2003 (the SPG), and to Policies 7.4 and 7.6 of the London Plan. These seek, amongst other matters, to ensure that development complements the character of the local area, enriches the local environment, and creates places and buildings that are of a high quality. I find these policies broadly consistent with the National Planning Policy Framework (the Framework) which places great importance upon high quality design and local distinctiveness. The Framework also advises that permission should be refused for schemes which fail to take the opportunities available for improving the character and quality of an area and the way it functions.

Affordable housing

11. Policy SP2 of the Local Plan dating from March 2013 requires a development of 9 flats to provide 20% affordable housing on site or to make a financial contribution to that effect. No such provision is made by the scheme. Further, Policy 3.12 of the London Plan requires the maximum reasonable amount of affordable housing to be sought. The Framework also encourages local planning authorities to deliver a wide choice of quality homes in accordance with local need.
12. I acknowledge that the scheme seeks to provide financial benefits for the Club by transferring ownership of three of the proposed flats to the organisation, and thereby providing a future income stream. I note that the Club is a non-profit-making organisation and its continuing operation will no doubt be of benefit to parts of the local community. Precisely what those public benefits would be in relation to the income stream and how they would be sustained is unclear from the evidence before me. I also note the financial viability assessment undertaken by the Council which concluded that the existing viability of the scheme is marginal and that there is no scope within the current scheme for affordable housing.
13. In effect, the scheme would provide benefits for the Club and its continuing operation in lieu of affordable housing. If those benefits were not forthcoming, because ownership of three of the flats was not transferred to the Club or because the Club sold one or more of them within the first five years, the appellant's unilateral undertaking makes provision for payment of a financial contribution towards affordable housing instead. Nevertheless, the Borough's need for affordable housing is clear. Policy SP2 makes no provision for community or other benefits as an alternative to delivery of affordable housing and the scheme would therefore appear significantly harmful in failing to meet that acknowledged housing need. Whilst the Guidance identifies the need for flexibility in matters relating to viability, the proposal would not contribute any affordable housing units or make any similar alternative contribution. Although the Framework also places emphasis upon ensuring viability and deliverability of development, the scheme would be at expense of affordable housing and would mitigate against the various policies seeking to meet those specific local housing needs.
14. I further note that the proposed housing mix would also not meet the requirements of the Council's Housing Supplementary Planning Document (the SPD) which dates from 2008. Even so, the Framework expects requirements relating to housing supply to be accompanied by up-to-date details of the Borough's current housing land availability and these have not been provided. Notwithstanding the mix, I acknowledge that the units proposed would still add to the local housing stock.
15. The proposed development would not make any contribution towards the supply of affordable housing in the Borough. Accordingly, the proposed development would be contrary to Policy SP2 of the Local Plan and to Policy 3.12 of the London Plan. These seek, amongst other matters, to ensure an appropriate provision of affordable housing in new developments.

Overlooking and loss of privacy

16. The scheme would involve windows in the habitable rooms of the proposed flats facing the existing rear of residential properties in Park Road. These would be positioned at a distance below the minimum privacy standards recommended by the SPD. To a lesser extent, the rear of properties in Harringay Road would also be overlooked.
17. I acknowledge that such impacts might be mitigated, to some extent, by requirements for obscured glazing. Such windows would make important contributions to the living conditions of future occupiers of the proposed units, however, and obscured glazing would thereby run the risk of significantly detracting from their living environment, and could also have implications for the external appearance of the building.
18. I therefore conclude that the proposed development would be harmful to the living conditions of neighbouring occupiers with regard to overlooking and loss of privacy. Accordingly, the development would be contrary to Policy SP11 of the Local Plan, to Saved Policy UD3 of the UDP, and to the SPD and SPG. These seek, amongst other matters, to ensure that development is of high quality, is sensitive to the local area and has no significant adverse impact on residential amenity. A core principle of the Framework is also to seek a good standard of amenity for existing and future occupants of buildings and the proposal as it relates to the neighbouring occupiers would be inconsistent with that aim.

Provision of amenity space

19. The scheme would provide some form of external space to all but one of the units, in the form of either balconies or small garden areas. Flat 6 would only be served by a Juliette balcony. As a 2-bedroom unit, Flat 6 would have the potential for family occupation and the absence of space would detract from the living conditions of that unit. Nevertheless, the remaining units all appear to be reasonably served and I consider the deficiency to Flat 6 would not render the overall living conditions within the scheme to be so harmful as to justify withholding planning permission on that basis.
20. It is therefore concluded that the proposed development would not significantly harm the living conditions of future occupiers with regard to provision of amenity space. Accordingly, the development would not be contrary to Policy SP11 of the Local Plan, to Saved Policy UD3 of the UDP, to the SPD or SPG, or to Policies 3.5, 7.4 and 7.6 of the London Plan. These seek, amongst other matters, to ensure that development provides high quality indoor and outdoor spaces.

Other Matters

21. I note that the Council does not wish to contest its previous objection regarding access arrangements for people with disabilities. I have little evidence before me to conclude the scheme would be harmful in that regard.
22. The unilateral undertaking submitted covers a number of matters, including contributions to education, transport and street works, and arrangements for car-free development, and contingencies in relation to the transfer of the flats. As the development is unacceptable for other reasons and the undertaking

would not offset that harm, it is not necessary for this decision to address the unilateral undertaking any further.

23. I have noted an objection to the loss of business premises and also various concerns regarding implications for traffic, daylight and sunlight, and noise. Concerns are also raised regarding the proximity of the proposed building to the adjacent warehouse premises to the south. The Council raises no objection in those respects and, on the basis of the evidence before me, these are not considerations which weigh heavily against the proposed development. Whilst concerns are raised regarding the possible implications for any possible future development proposals of the adjacent warehouse, I have to base my decision on the existing considerations and the current circumstances presented.
24. None of the other matters raised are of such significance, either individually or collectively, that they would outweigh the considerations that have led to my conclusions on the main issues.

Conclusion

25. For the above reasons, and with regard to all other matters raised, I conclude the appeal should be dismissed.

Peter Rose

INSPECTOR

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