

NOTICE OF MEETING

PLANNING SUB COMMITTEE

**Thursday, 28th January, 2016, 7.00 pm - Civic Centre, High Road,
Wood Green, N22 8LE**

Members: Councillors Peray Ahmet (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Natan Doron, Toni Mallett, James Patterson, James Ryan and Elin Weston

Quorum: 3

1. **FILMING AT MEETINGS**

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. 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.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. **APOLOGIES**

3. **URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item below.

4. **DECLARATIONS OF INTEREST**

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

(i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and

(ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

5. MINUTES (PAGES 1 - 18)

To confirm and sign the minutes of the Planning Sub Committee held on 1 December 2015.

6. 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.

7. PARK ROAD SWIMMING POOLS PARK ROAD N8 7JN (PAGES 19 - 36)

Retrospective application for change of position for new flue. New roof mounted fence to screen flue and roof plant.

RECOMMENDATION: grant permission subject to conditions.

8. PRE-APPLICATION BRIEFINGS

The following part of the meeting is to consider pre-application presentations to the Planning Sub-Committee and discussion of proposals.

Notwithstanding that this is a formal meeting of the Sub-Committee, no decisions will be taken on the following items and any subsequent applications will be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

The provisions of the Localism Act 2011 specifically provide that a councillor should not be regarded as having a closed mind simply because they previously did or said something that, directly or indirectly, indicated what view they might take in relation to any particular matter. Pre-application briefings provide the opportunity for Members to raise queries and identify any concerns about proposals.

The Members' Code of Conduct and the Planning Protocol 2014 continue to apply for pre-application meeting proposals even though Members will not be exercising the statutory function of determining an application. Members should nevertheless ensure that they are not seen to pre-determine or close

their mind to any such proposal otherwise they will be precluded from participating in determining the application or leave any decision in which they have subsequently participated open to challenge.

- 9. LAND AT HALE WHARF FERRY LANE N17 9NF (PAGES 37 - 48)**
- 10. 45-63 & 67 LAWRENCE ROAD N15 4EN (PAGES 49 - 58)**
- 11. HAWES AND CURTIS, 584 GREEN LANES, N8 0RA (PAGES 59 - 66)**
- 12. NEW ITEMS OF URGENT BUSINESS**
To consider any items admitted at item 2 above.
- 13. DATE OF NEXT MEETING**
 - 8 February.

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Bernie Ryan
Assistant Director – Corporate Governance and Monitoring Officer
River Park House, 225 High Road, Wood Green, N22 8HQ

20 January 2016

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MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON Tuesday, 1st December, 2015, 7pm

PRESENT:

Councillors: Vincent Carroll (Vice-Chair in the Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, James Patterson, James Ryan and Elin Weston

55. FILMING AT MEETINGS

RESOLVED

- That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.

56. APOLOGIES

Apologies for absence were received from Cllrs Ahmet, Doron and Mallett. Cllr Weston submitted apologies for lateness.

57. MINUTES

RESOLVED

- That the minutes of the Planning Committees held on 29 October and 9 November be approved.

58. 3 FORDINGTON ROAD, N6 4TD

The Committee considered a report on the application to grant planning permission for the erection of a part single-storey, part two-storey rear extension. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report.

[19.08 – Cllr Weston entered the room late and as such took no part in determining the application].

A number of objectors addressed the Committee and with the Chair's permission, circulated to the Committee a short document outlining their main objections to the application. The objectors raised the following points in their presentations:

- The application would impact negatively on the views from nos. 1 and 5 Fordington Road as well as privacy from the planned dormer windows and excessive glazing.

- Objections centred on the out of keeping design and the overbearing bulk and height of the extension and not the overall principle of the development.
- The flat roof construction would be out of keeping in a predominantly pitched roof area and the elevations of the extension would breach the building line.
- The considerable number of objections submitted by local residents including the local resident's association had not been given enough weight.
- Construction materials proposed for the extension would not match in with the existing building such as rendered wall finish.
- The appropriate planning process had not been followed in providing sufficient separation between the planning and the certificate of lawfulness applications.

Cllr Newton addressed the Committee as a local ward councillor and raised the following points:

- The design was overbearing
- The extension would have a detrimental impact on neighbouring properties including from its blocky nature at first floor level.
- Concern was raised about the use of precedent within the report to justify the assessment of harm from the application.
- The considerable opposition to the scheme from local residents should be given weight.

The applicant addressed the Committee and raised the following points:

- The scheme was not sited in a Conservation Area
- The modest development was essential to provide the applicant with additional living and bedroom space and make the house more accessible for occupation by a disabled relative.
- The first floor extension would be positioned further away from no. 5 Fordington Road than if works were undertaken under Permitted Development Rights.
- Comments submitted by neighbouring properties had been taken into account in development of the design.
- The scheme would not compromise the amenity of local residents.

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

- Concerns were raised over the bulk and design of the extension. Officers advised that the design was considered acceptable overall as it was not uncommon for modern extensions to older buildings and the impact of the extension had been reduced via design and the provision of a green roof. A rendered wall finish was not uncommon in the area.
- In response to a query regarding the dimensions shown within the document circulated by the objectors, confirmation was provided by one of the objectors that the photo montage had been completed by an architect and was an accurate representation.
- The lack of provision of CGI images of the final design was questioned. Officers advised that their provision could not be required for small household applications.

Officers proposed a revision to condition 3 to replace the current requirement for external materials for the proposed development to match the existing building to a standard condition requiring Council approval of materials to be used to reflect the mixed design to the rear.

The Chair moved the recommendation of the report including the proposed amendment to condition 3 as detailed above and it was

RESOLVED

- That planning application HGY/2015/2567 be approved subject to conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
 2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: FR/001; FR/002; FR/003; FR/004; FR/005; FR/006; FR/008; FR/009; FR/010; FR/011; FR/012; FR/013; FR/014; FR/015; FR/016; FR/020; FR/021; Photograph Sheet (x2)
Reason: In order to avoid doubt and in the interests of good planning.
 3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.
Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
 4. Before the first occupation of the extension hereby permitted, the flank window in the elevation of the first floor facing 1 Fordington Road shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.
Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

Informatives:

- 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.

- 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 Saturdayand not at all on Sundays and Bank Holidays.
- 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.

59. PARK ROAD SWIMMING POOLS PARK ROAD N8 7JN

This item was deferred to a future meeting.

60. SITE OF FORMER ENGLISH ABRASIVES & CHEMICALS LTD MARSH LANE N17 OXB

The Committee considered a report on the application to grant planning permission for a new build refuse facility on an existing site and associated outbuilding. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out a number of amendments to conditions including omission of nos. 20 and 21 and amendments to current conditions 22 and 24.

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

- Assurances were sought that the design would be aesthetically pleasing, despite it being an industrial building. The applicant's representative advised that although the design was functional, efforts had been made to reduce the visual impact of the industrial site, particularly from the Watermead Way sightline, with the inclusion of areas of glazing and broken up elevations and additional tree planting. Overall, the new building would be smaller and less overbearing than the previous and surrounding buildings.
- Concerns were raised over the potential industrial appearance of the proposed new perimeter fencing. Confirmation was provided that the fencing would be constructed of anti-climb, thin wire, with officers advising that this type of fencing was commonly used around schools and was designed not to be visible from a distance.

- Clarification was sought on whether the application would result in displaced parking from the site. It was advised that although the site was currently used for informal parking, the site was designated for employment use.
- In response to a question, confirmation was provided that the pumping house was not within public ownership.
- Concerns were raised over the width of Marsh Lane and the need for widening to facilitate the entrance of industrial vehicles. Officers confirmed that occupation of the development would be restricted under condition 5 until essential highways works were completed including alterations to the existing carriageway in Marsh Lane. These works were currently at an advanced phase.
- Clarification was sought on whether all jobs currently based at the Ashley Road depot would be transferred to the new depot. The applicant confirmed that there would be some additional expansion of operations at the new depot but which would not result in a significant increase in employment numbers to that at the current depot.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/2650 be approved subject to conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
 2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
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. Prior to the commencement of construction works a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted for the local authority's approval. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption

to traffic and pedestrians in the surrounding roads 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: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.

5. Phase 2 (as set out on plan no. 2743 PL2) of the development shall not be occupied until any essential highways works are complete, the highway works might include, but are not limited to, alterations to the existing carriageway in Marsh Lane (in accordance with the LB Haringey proposed widening scheme for Marsh Lane), footway renewal or construction, access to the Highway (including Watermead Way), amendments to the existing Traffic Management Orders (TMOs) in Marsh Lane and Marigold Road. Any essential highway works will be carried out by the Council at the applicant's expense.
Reason: In the interests of maintaining highway safety and providing for the smooth flow of traffic, as well as minimising parking effects.
6. The development hereby permitted shall not be occupied until such time as a Workplace Travel Plan has been provided to the Council's travel plan co-ordinator and an agreement has been reached to monitor the travel plan initiatives annually (at a cost of £3,000). The approved travel plan shall be implemented prior to first occupation of the development hereby permitted. The developer must submit a travel plan, annually for a period of no less than 5 years.
7. The applicant shall provide cycle storage for the secure parking of 24 bicycles within the site, as shown on the plans hereby approved. The cycle parking hereby approved must be in place before the first occupation of the development.
Reason: to ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in the surrounding streets and towards promoting sustainable travel.
8. Prior to the commencement of phase 2 (as set out on plan no. 2743 PL2) of the development, details of the provision for electric vehicle charging points for 5 vehicles and passive provision for a further 5 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of the premises and retained thereafter in perpetuity.
Reason: To provide facilities for Electric Vehicles and to encourage the uptake of electric vehicles consistent with Policy 6.13 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
9. The development hereby permitted shall be built in accordance with the recommendations of the Phase 1 habitat survey and the proposed biological

enhancements installed prior to the occupation of phase 2 of the proposal and r retained thereafter in perpetuity.

Reason: To ensure that the development will make a positive contribution to the protection, enhancement, creation and management of biodiversity and protect and enhance the adjoining Site of Importance for Nature Conservation (SINCs) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.

10. The development hereby permitted shall be built in accordance with the approved renewable energy statement and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.
Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
11. Evidence that each element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level 'Very good' shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the development.
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. No part of phase 2 (as set out on plan no. 2743 PL2) shall commence until details of a scheme for green and brown roof(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.
Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.
13. No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

14. Prior to commencement of the development, details of the 2No. 67kW gas-fired boilers must be submitted to evidence that the units to be installed comply with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for developments in Band B.
Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction
15. No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.
Reason: To Comply with Policy 7.14 of the London Plan
16. Prior to the commencement of any works the site or Contractor Company is to be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.
Reason: To Comply with Policy 7.14 of the London Plan
17. All plant and machinery to be used at demolition and construction phases is required to meet Stage IIIA of EU Directive 97/68/ EC for both Nox and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/> Proof of registration must be submitted prior to the commencement of any works on site.
18. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.
Reason: To comply with Policy 7.14 of the London Plan and the requirements of the Greater London NRMM LEZ.
19. 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.

- 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.

20. 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.

21. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4)

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect controlled waters. The site is located in a Source Protection Zone 1 and on a secondary aquifer.

22. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect groundwater.

23. No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect groundwater quality. Previous report described in the letter from ESG indicate free phase hydrocarbon contamination is present on the site. A minimum of 3 groundwater monitoring rounds are required to determine groundwater flow direction.

24. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
Reasons: To protect groundwater. No site investigation fully characterises a site. Not all of the site area was accessible during the investigations to date.
25. No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
Reason: To protect groundwater. Infiltrations SUDs/ soakaways that bypass the soil layers are unacceptable they create preferential pathways for contaminants to migrate and cause groundwater pollution.
26. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is not resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
Reason: To protect groundwater quality. Some piling techniques can cause remobilisation of contaminants and/or cause preferential pathways for contaminants to migrate & pollute groundwater.
27. Prior to the occupation of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Planning Authority. The FRMP shall include details of how the design will incorporate elements of resilience to prevent water ingress, protection of key building services (electricity and heating), safe evacuation methods, assembly point, arrangements to relocate guests without recourse to local authority support and an agreed monitoring programme. Thereafter the FRMP shall be implemented.
Reason: To ensure that adequate evacuation arrangements are in place at times of flood in the interests of public safety and to comply with Paragraph 103 of the NPPF and Local Plan SP5.
28. The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- accommodate the location of the existing London Underground structures
- there should be no opening windows facing the LU elevation□
- demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land
- demonstrate that there will at no time be any potential security risk to our railway, property or structures
- accommodate ground movement arising from the construction there of mitigate the effects of noise and vibration arising from the adjoining operations within the structures

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

29. No development shall take place until a detailed surface water drainage scheme for site, which is based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus 30% for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall include details of its maintenance and management after completion and shall subsequently be implemented in accordance with the approved details before the development on Site is occupied. No building or use hereby permitted shall be occupied until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

30. The proposed development shall not be brought into use until measures to avoid unacceptable lightspill beyond the site perimeter have been provided in and approved in writing by the Local Planning Authority and thereafter retained in perpetuity.

Reason: To ensure that the proposal will make a positive contribution to the protection and enhancement of biodiversity in accordance with London Plan Policy 7.19 and Local Plan Policy SP13.

Informatives:

INFORMATIVE: 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 : CIL

Based on the information given on the plans, the Mayoral CIL charge will be £105,980 (3,028 sqm x £35) and the Haringey CIL charge will be £0 (This type of development is charged at a nil rate). This will be collected by Haringey after/should the scheme is/be 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.

INFORMATIVE :

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

- 8.00am – 6.00pm Monday to Friday
- 8.00am – 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE: 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.

INFORMATIVE: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE: 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: Thames Water will aim to provide customers with a minum 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: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

INFORMATIVE: Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

INFORMATIVE: With regard to condition 21 the verification report should be prepared with consideration of the EA guidance:

<https://www.gov.uk/government/publications/verification-of-remediation-of-land-contamination> (Note to applicant: the verification report can also support the baseline quality for an Environmental Permit application site condition report).

INFORMATIVE:

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

61. ST LUKES WOODSIDE HOSPITAL WOODSIDE AVENUE N10 3JA

The Committee considered a report on the application to grant planning permission for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and an application for a Deed of Variation to the s106 Legal Agreement. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to the variation of the terms of the original section 106 Legal Agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out an amendment to condition 1.

An objector addressed the Committee and expressed concern over the proposal to remove the over 55 age restriction to four of the communal housing units, undermining one of the key features of the original scheme. It was considered that the applicant had not made sufficient justification for this change, leading to concern it related solely to the sale price achievable for these units.

A representative for the applicant addressed the Committee and raised the following points:

- The application sought constituted only a minor variation when set against the scale and complexity of the scheme.
- Proposed changes to Roseneath and Norton Lees buildings had arisen as the building design process progressed and aimed to improve their design and character.
- The scheme would remain tenure blind despite proposals for the relocation of 4 affordable housing units to improve their management regime. Affordable housing would remain distributed across the site.
- Changes were sought to current restrictions on the occupation of any market housing until such time as all the affordable housing units were ready for occupation. The application sought to relax this restriction in order to permit occupation linked to completion of the affordable housing units in blocks WB1-3 in order to improve management of the site and cash flow from sales receipts. No amendment would be made to the number of affordable units or delivery timescales.
- Proposed removal of the over 55 age restriction was sought to only 4 units within one block, primarily from concerns about suitability due to location within a three storey terrace building. The units in questions would not be re-categorised as open sale housing units and as such, the applicant would make no financial gain from this change.

The legal officer outlined rewording required to the recommendation set out at point 2.1 within the report. The recommendation to the Committee should be to approve the application subject to a s106 including Heads of Terms as set out on pages 137-138 of the report, plus approval of the proposed changes to the terms of the original s106 agreement attached to the original permission and which would carry forward to the current consent. The Committee noted the amended recommendation.

The Committee sought clarification on the objection made by the Council's Housing Service during the consultation and whether this supported the concerns that the application would result in a reduction in the pepperpotting of affordable housing across the scheme. Officers explained that the objection from the Housing Service was to changes sought to restrictions on the occupation of the market units and not to the relocation of 4 affordable housing units. Planning officers considered proposed changes to the restrictions on occupation to be acceptable to permit the release of funds to allow the scheme to progress. The applicant also affirmed that although permission was being sought for a minor shift in location of a small number of affordable units, they would still remain spread across the site, with the scheme

remaining tenure blind and mixed community. The Head of Development Management identified that the current compromise position reached on the 4 units arose from management issues raised by the applicant due to the peppercorning of affordable housing under the approved scheme. The Committee sought further clarification from the applicant on why issues with the originally approved peppercorning scheme had not been raised earlier. It was advised that the issue had arisen as the scheme developed and discussions progressed with two prospective housing providers around the logistics of managing the affordable units and the benefits of locating the units closer together to help management and reduce costs.

Cllr Bevan put forward a motion, seconded by Cllr Weston, to reject the proposed changes under the application to the location of a number of the affordable housing units to allow implementation of the original scheme and thereby retain full peppercorning as originally approved.

The legal officer advised that the grounds for the rejection of the application set out by Cllr Bevan by virtue of refusal to vary the terms of the original s106 agreement would need to be clearly set out for clarity before any vote on the motion.

The Chair invited Cllr Bevan to reword his motion in the interests of clarity. Cllr Bevan put forward a revised motion to reject the application on the grounds of social inclusion and community cohesion. Cllr Weston seconded the motion. At a vote, the motion was carried and it was

RESOLVED

- That planning application HGY/2015/2344 be refused on the grounds of social inclusion and social cohesion.

62. UPDATE ON MAJOR PROPOSALS

The Committee considered two update reports (one deferred from the last meeting) on major planning proposals in the pipeline.

Cllr Bevan sought updates or made comments on the following applications:

- 44 White Hart Lane: confirmation sought as to whether the site was already being used as a construction compound.
- 2 Canning Crescent: concerns around future affordable housing contribution.
- Infill garage site, 52 Templeton Road: update sought.
- 163 Tottenham Lane: concerns regarding density levels.
- 69 Lawrence Road: uniformity of design proposed to tie in with other new schemes in the vicinity.

Officers agreed to provide feedback to Cllr Bevan via email and to note comments made.

RESOLVED

- That the reports be noted.

63. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered two update reports on applications determined under delegated powers between 21 September-23 October (deferred from the last meeting) and 26 October-20 November 2015.

RESOLVED

- That the reports be noted.

64. DATE OF NEXT MEETING

It was advised that the 8 December Special Planning Committee to determine the Spurs stadium scheme would be rescheduled to allow for more work to be carried out on the application. The new date would be confirmed to the Committee as soon as possible.

CHAIR:

Signed by Chair

Date

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Planning Sub Committee 28th January 2016

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2014/3409

Ward: Crouch End

Address: Park Road Swimming Pools Park Road N8 7JN

Proposal: Retrospective application for change of position for new flue. New roof mounted fence to screen flue and roof plant.

Applicant: Mr Anthony Cawley Fusion Lifestyle

Ownership: Council

Case Officer Contact: Matthew Gunning

Date received: 02/12/2014

Drawing number of plans: 120821/A/120; 120821/A/121; 120821/A/124; 120821/A/204;

1.1 This application is being referred to committee as it relates to land within the Council's ownership and also given the number of objections received.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The roof plant equipment is considered to be suitably located so as to minimise its impact upon the appearance of the building and adjoining residential amenity, whilst ensuring that the functioning needs of this established facility are met.
- With the implementation of the identified noise attenuation measures and the measures to partly screen the plant equipment the concerns raised by neighbouring residents are considered to be addressed.

2. RECOMMENDATION

2.1 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 the conditions set out below to secure the following matters

Conditions:

- 1) Fixed maximum noise level to be agreed with LPA within 3 months of consent;
- 2) In accordance with approved plans.

CONTENTS

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULTATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 RECOMMENDATION

APPENDICES:

Appendix 1 : Plans and images

Appendix 2: Comment on Consultation Responses

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is a retrospective application for the change of position of a flue and for a new roof mounted fence to screen the flue and roof plant equipment. Site works required that the flue of the main boiler serving the leisure centre to be relocated to an alternative position.
- 3.2 In respect of this application the Local Planning Authority required a revised noise assessment to be undertaken to predict noise emissions from the relocated plant items.

Site and Surroundings

- 3.3 The subject site is a large leisure centre located on the south-western side Park Road, N8. The centre is predominantly 2-storey and contains 3 swimming pools, gyms, studios, cafe and a lido. Behind the site are a number of playing fields and sports clubs. To the north of the site is a recently built block of flats (Fuller Court) which is adjacent to the Hornsey Central Neighbour Health Centre. Opposite the site and spreading north and south are residential terraced properties. The site is not located within a conservation area.

Relevant Planning and Enforcement history

- 3.4 HGY/2013/1500 - Erection of new entrance draught lobby to NE elevation, new first floor extension to NW elevation, new escape stair enclosure to NW elevation and single storey store / WC extension to NW elevation. Replacement of internal wet changing area, provision of new changing and ticket / refreshment buildings to external lido area, and general external improvements - 09/10/2013

HGY/2006/0316 - Erection of single storey toilet block – GRANTED

HGY/2006/0300 - Erection of extensions at ground and first floor levels comprising new dance and gym studios. Alterations to ground floor including new entrance and reception, creation of new lift and removal of 3 trees and replanting with 3 new trees. – GRANTED

HGY/2003/1636 - Alterations and expansion to existing health and fitness centre, involving provision of disability accessibility lift, first floor extension, female changing facility, and internal alteration – GRANTED

HGY/1996/0680 - Replacement of existing portacabin (used as a cafe) with new portacabin – GRANTED

HGY/2005/1201 - Erection of extensions at ground and first floor levels comprising new dance and gym studios. Alterations to ground floor including new entrance and reception, creation of new lift and removal of 3 trees and replanting with 3 new trees. – GRANTED

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

- 1) LBH Noise & Pollution – “Work should be undertaken to the plant room which is likely to have an acoustic reduction and even if further work is then needed to be undertaken, given that the building is Council owned (if not run) we should have leverage to resolve issues which may arise”. (officer comment: mitigation has been implemented)

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by 73 letters. 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: 9

Objecting: 9

Supporting: 0

5.2 The following issues were raised in the objections received:

- Position and height of flue and associated exhaust fumes reaching neighbouring building Fuller Court;
- Plant is extremely noisy;
- The screen isn't high enough;
- Insufficient detail in this application and without evidence that the clean air act has been complied with;
- The screen isn't high enough;
- Submitted drawings are lacking in detail.

6 MATERIAL PLANNING CONSIDERATIONS

Background

6.1 A planning application was approved in October 2013 for various external and internal changes in relation to improvements to this existing sports/leisure facility. Fusion Lifestyle took over the operation and management of Park Road Leisure Centre in 2012. As set out in the Officer's report in respect of this previous

application (ref: HGY/2013/1500) new roof mounted plant equipment was proposed:

“New roof mounted plant is proposed in various locations consisting of 9 x condenser units, 3x air-handling units and 3 x heat recovery units. The plant is located away from the roof edge to minimise visibility from ground level. On the north-west side, the plant is set 9m from the building edge to maximise the distance from the neighbouring flats. “

- 6.2 In connection with this application an acoustic report was submitted which included measurements of noise levels from neighbouring residential properties (taken in June 2013). The report concluded that with the use of acoustic enclosures and the addition of a screen adjacent to the condenser units on the flat roof, noise levels experienced at the nearest residential property (approximately 15m from the facade of the building), would not exceed Haringey’s noise emission limit of 35dBA (daytime) and 31 (night time).
- 6.3 As pointed out above this is a retrospective application for the change of position of a flue and for a new roof mounted fence to screen the flue and roof plant equipment.

Changes from consented scheme

- 6.4 Approved drawings 120071/M/302 Rev D2 (Mechanical Services Plant Room) & 120071/M/303 Rev D1 (Mechanical Services Roof) in connection with the previously approved application shows the location of the roof plant equipment. Appendix C of the Acoustic Report provided a schedule of the equipment in question while Appendix D provided a more detailed drawing showing the location of the various aspects of the equipment (namely air handling units, condenser units, heat recovery units etc) in addition to the location of a noise barrier.
- 6.5 Drawing 120821-A-204-C4 shows the location of the equipment as installed, which show small changes in relation to the approved; specifically a stainless steel flue positioned on the north-west corner of the building opposite Fuller Court flats. This application has been submitted to regularise the change and to propose a timber screen to partly screen the flue/ plant equipment.

As before the daytime and night-time operations of this equipment are as follows:

- The Air Handling Units (AHUs) will only run at full duty during the daytime period.
 - During the night-time period (23:00-07:00 hours) the AHUs will run at a maximum of 60% of the full daytime duty.
- The Heat Recovery Units (HRUs) will not run during the night-time period (23:00-07:00 hours).

- The Condenser Units (CUs) will not run during the night-time period (23:00- 07:00 hours).
- 6.6 This timber screen (painted grey) will screen the horizontal element of the flue while the top portion of the flue visible above the screen is to be painted black. The screen here will also partly screen the equipment located further in on the roof of the building. As discussed below an updated acoustic report was submitted to determine impacts of these changes.
- 6.7 The closest residential windows to the roof plant equipment are approximately 15m from the northern façade of the leisure centre. The boiler flue location is approximately 23m from these flats.
- 6.8 With the exception of the flue and the measures to minimise its appearance there are no other external changes. The roof plant equipment is considered to be suitably located so as to minimise its impact upon the appearance of the building and adjoining residential amenity, whilst ensuring that the functioning needs of this established facility are met.

Noise & Impact on amenity

- 6.9 National Planning Policy (NPPF), March 2012 state that planning decisions should aim to:
- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
 - mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
 - recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
 - Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.
- 6.10 The NPPF refers to the March 2010 DEFRA publication. “Noise Policy Statement for England” (NPSE), which reinforces and supplements the NPPF. The NPSE states three policy aims, as follows:
- “Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:
 - Avoid significant adverse impacts on health and quality of life;
 - Mitigate and minimise adverse impacts on health and quality of life; and

- □□Where possible, contribute to the improvement of health and quality of life.”
- 6.11 In terms of local planning policy saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, 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. London Plan Policies 7.14 and 7.15 also seeks to protect residential properties from the transmission of airborne pollutants arising from new developments.
- 6.12 Taking an overview of National Policy it is clear that when considering the impact of noise one must ensure that adverse impacts are minimised and mitigated.
- 6.13 As outlined above an updated Acoustic Report (prepared by MLM) was submitted with this application. In view of the objections received, in particular from residents living in Fuller Court, further noise measurements were undertaken by MLM in relation to the closest noise-sensitive receptors. The last noise measurements were conducted between 14:00 and 18:00 on Wednesday 3rd June 2015 and between 01:00 and 04:00 on Thursday 4th June 2015.
- 6.14 This assessment identified that excessive noise emissions from the leisure centre were as a result of noise from the operation of the plant located within the plant room; namely the heat pump units and boiler, both of which are located within the enclosed plant room on the north-western façade of the site.
- 6.15 As such the applicant’s consultant identified that it would be necessary to further mitigate noise emissions from the plant room; which MLM indicate can be achieved with the implementation of a suitable acoustic louvre, in place of a weather louvre. This has been carried out separately to this planning application. MLM specifically indicate that with the implementation of the recommended mitigation measures it is expected to result in noise emissions 10 dB below the established background noise level during the daytime period and 10 dB below during the night-time period. Officers would point out that the acoustic louvre has now been installed.
- 6.16 Officers would also point out the noise complaints received related to the break-out of noise from the existing plant room rather than in relation to re-siting of the flue in question. An Acoustic Report prepared by residents of Fuller Court concurs that the boiler plant was the dominant noise source rather than the roof top plant.
- 6.17 The applicant’s reports have been independently assessed by Sanctum consultants for the LPA. Sanctum indicated that the applicant should re-assess the degree of noise mitigation required to satisfy the requirement of the LPA.

Sanctum also raised an issue with respect of night time background noise levels. They note that this fell to 33.0 dB (LA90) which was 3.4dB below the lowest night time background level recorded in June 2013. They go on to say that if background noise levels are noticeably lower than those recorded two years ago additional noise mitigation may be required in the plant room to prevent noise nuisance and sleep disturbance.

- 6.18 In respect of the comments made by Sanctum, MLM stand by their assessment and believe that they have identified the level of additional mitigation required in order to satisfy the agreed limits and believe that no further assessment should be required. Officers would point out that a change in noise level of less than 3dB is regarded as imperceptible.
- 6.19 Notwithstanding the comments of Sanctum outlined above Officers are satisfied that the mitigation measures outlined can reduce the noise impacts to acceptable levels given the mitigation measures already carried out post the Sanctum Review and taking account of the imposition of an additional noise condition as outlines below. As indicated by MLM the implementation of the recommended mitigation measures is required to result in noise emissions 10 dB below the established background noise level during the daytime period and 10 dB below during the night-time period. Officers also point out that if for instance it was found that the acoustic louvre does not fully address the issue of noise emissions, additional measures may need to be carried out (i.e. sound instillation on the walls of the plant room, use of floor mounting kit etc).
- 6.20 With the implementation of the noise attenuation measures referred to above and the measures to partly screen the plant equipment the concerns raised by neighbouring properties are considered to be addressed. The imposition of a condition requiring fixed maximum noise levels to be agreed within 3 months of the date of this consent also enables the LPA to make sure that the calculated noise emissions in the context of background noise are compliant with the Council's requirements. Should it not be possible to meet these further mitigation measures will need to be agreed for example provision of further noise insulation. The applicant has indicated it would be willing to carry out additional mitigation if necessary.
- 6.21 In terms of the concern raised by residents in respect of the flue and associated exhaust fumes reaching Fuller Court the applicant confirms that the design of the heating system and flue is compliant with the Clean Air Act 1993 and that it is performing to the necessary specification. They also point out that the boilers now installed are class-leading, low NOX units and are less polluting than the old units which they replaced. The emission that has been referred to as 'smoke' is actually water vapour produced as a result of the boiler's operation.
- 6.22 A copy of the Clean Air Act Memorandum calculation from the actual flue manufacturer/installer was provided to the Council. This calculates that the height

of the flue should be 9.6m. The applicant (Fusion) has also confirmed that it has carried out a check calculation, using industry standard software and ascertained a similar height to the manufacturer. The flue termination has been installed at 9.6m. The various calculations/ information have sent to the Council's Environmental Health team who indicate that LA approval is not needed for this particular installation under the Clean Air Act 1993.

- 6.23 This information submitted adequately demonstrates that flue installation in question is in compliance with the guidelines set out in the Clean Air Act Memorandum.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2014/3409

Applicant's drawing No.(s) 120821/A/120; 120821/A/121; 120821/A/124; 120821/A/204:

Subject to the following conditions:

1. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority – No.(s) 120821/A/120; 120821/A/121; 120821/A/124; 120821/A/204;

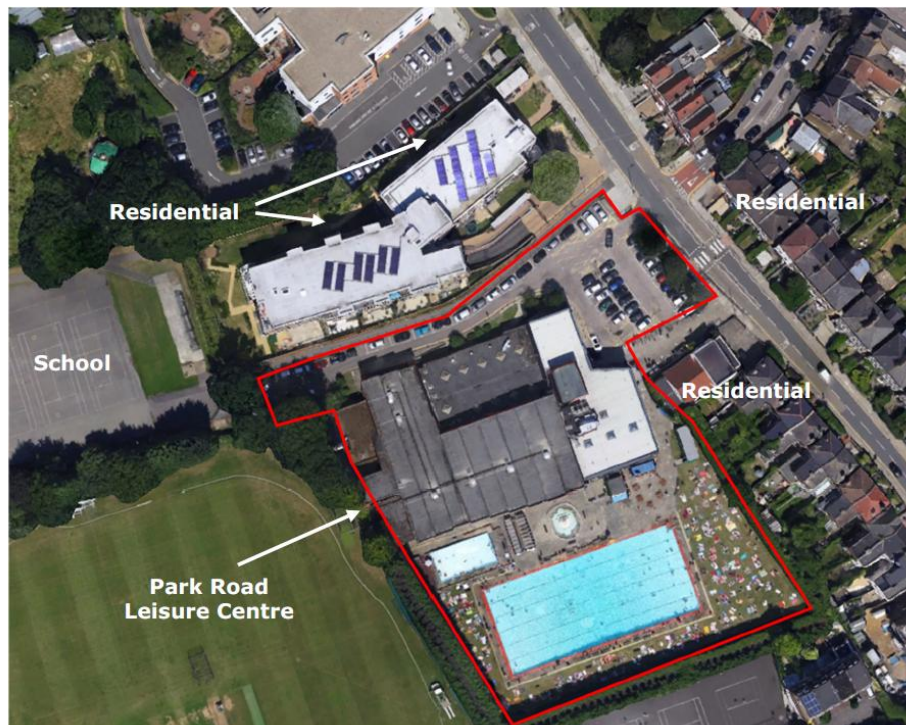
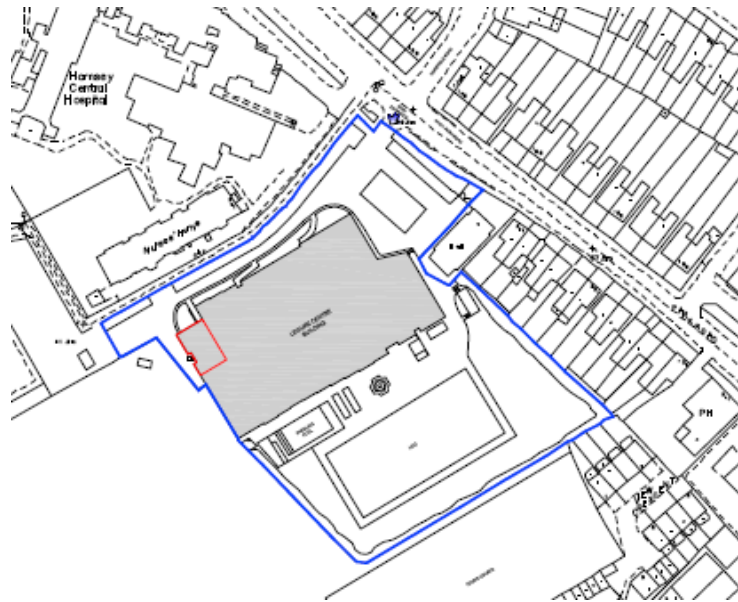
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

2. Within 3 months of the date of this permission and the installation of the roof mounted screen, fixed maximum noise level shall be submitted and agreed with the LPA showing noise emissions do not exceed a level equivalent to 10 dB below the worst-case (lowest) prevailing background LA90 dB noise level measured at the nearest/worst-affected residential location (nighttime and daytime). The agreed level shall thereafter be maintained in perpetuity unless agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

Appendix 1: Plans and Images

Site Location Plan



Note: Residential flats Fuller Court to north of leisure centre was completed in last 4/5 years.



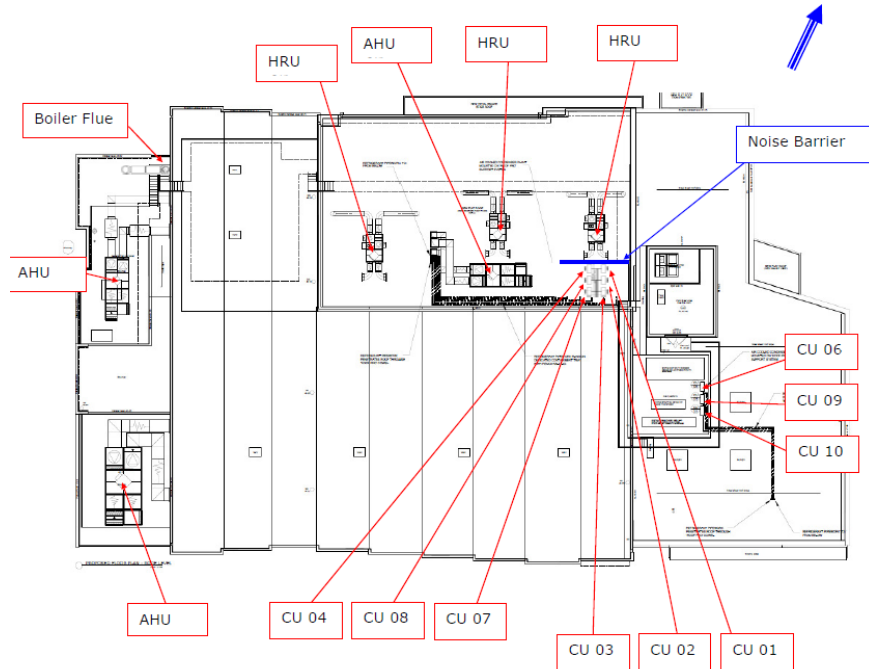
Location of boiler flue



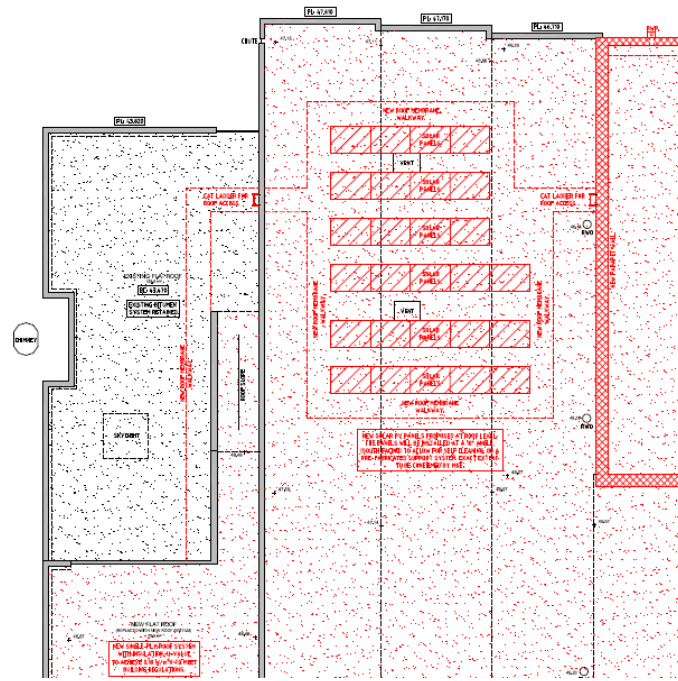
Fuller Court flats



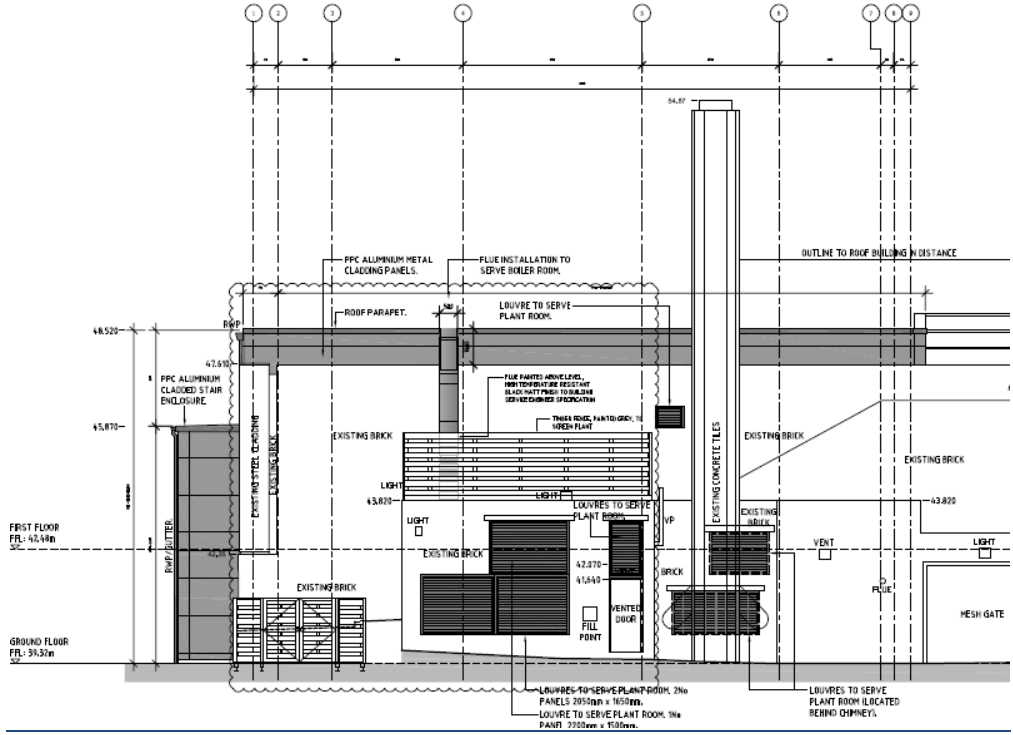
Acoustic louvre to back of plant room



Location of boiler flue – Top left corner



Roof plan as approved ref: HGY/2013/1500



Location of screen

Appendix 2: Comment on Consultation Responses

Consultation Responses	Comment
Position and height of flue and associated exhaust fumes reaching neighbouring building Fuller Court.	<p>The flue in question is needed for the day functioning of this leisure facility with its location influenced by the internal arrangements of the building (i.e. the location of the plant room). The location of the flue and measures to minimise its appearance are considered acceptable.</p> <p>The applicant confirms that the design of the heating system and flue is compliant with the Clean Air Act 1993. The emission that has been referred to as 'smoke' is water vapour produced as a result of the boiler's operation.</p> <p>A copy of the Clean Air Act Memorandum calculation from the actual flue manufacturer/installer was provided to the Council. This calculates that the height of the flue should be 9.6m. The applicant (Fusion) has also confirmed that it has carried out a check calculation, using industry standard software and ascertained a similar height to the manufacturer. The flue termination has been installed at 9.6m. The various calculations/ information have sent to the Council's Environmental Health team who indicate that LA approval is not needed for this particular installation under the Clean Air Act 1993.</p> <p>This information submitted adequately demonstrates that flue installation in question is in compliance with the guidelines set out in the Clean Air Act Memorandum.</p>
Plant is extremely noisy.	With the implementation of the identified noise attenuation measures concerns raised by neighbouring residents are considered to be addressed.
Insufficient detail in this application and without evidence that the clean air act has	The drawings and associated technical reports (noise reports etc) are satisfactory for the

<p>been complied with.</p>	<p>purpose of making a decision on this planning application. The granting of planning consent does not remove the need to comply with other statutory legislation.</p>
<p>The screen isn't high enough.</p>	<p>The screen is designed to screen the horizontal element of the flue. While the upper floor of Fuller Court will have views down onto the roof a much higher screen would be prominent and would affect outlook.</p>
<p>Submitted drawings lacking in detail.</p>	<p>The drawings and associated technical reports (noise reports) are satisfactory for the purpose of making a decision on this planning application.</p>

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Pre-application briefing to Committee Item No.

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2015/0001

Ward: Tottenham Hale

Address: Land at Hale Wharf Ferry Lane N17 9NF

Proposal: Hybrid planning application for :- Demolition of existing structures and erection of blocks consisting of primarily residential accommodation ranging from 4 to 21 storeys and providing up to 502 dwellings with some commercial floor space, parking and retention of 3 no commercial barges.

Applicant: Isis Waterside Regeneration

Agent: Sean Bashforth – Quod Planning

Ownership: Private

Case Officer Contact: Robbie McNaugher

2. BACKGROUND

2.1 The proposed development is being reported to Planning Sub Committee to enable members to view the proposal at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that an application will be submitted in March and the proposal will be presented to the Planning Committee later in the year.

3.0 SITE AND SURROUNDS

3.1 The application site is located off the A503 Ferry Road at Tottenham Hale and comprises land bound by the River Lee Navigation Channel to the west and the River Lee Flood Relief Channel to the east. The application site measures approximately 2 hectares.

3.2 There are currently multiple light industrial units on the eastern part of the application site, including motor vehicle workshops, a waste transfer site, a pallet company and a wood joinery facility. At the southern end of the application site, there is an existing commercial office building, a restaurant and an electricity substation. Mooring of boats takes place along the western boundary, either on the bank or a jetty, which is accessible from the centre of the site. A footpath runs along the western boundary of the application site until it reaches the land occupied by the pallet company to the north. Temporary fencing separates the footpath from a series of car parking spaces used for either vehicles for repair

associated with the motor vehicle workshops or porta cabins for the waste transfer site. The surface covering of the application site is predominantly hardstanding.

- 3.3 Road access is from the A503 Ferry Lane at the southern end of the application site. Public transport links include Tottenham Hale Station, approximately 300 m west, and bus stops on Ferry Lane opposite the application site.
- 3.4 The application site is surrounded by the controlled waters of the River Lee Navigation Channel to the west and the River Lee Flood Relief Channel to the east, which form part of the Blue Ribbon network under the London Plan. In addition, the application site and its surrounding areas form part of the Lee Valley Regional Park. The Paddock, a Community Nature Park and area of Green Belt, is located to the east of the application site across the River Lee Flood Relief Channel. The Paddock and the River Lee channels to the east and west of the application site form part of a large composite Metropolitan Site of Importance for Nature Conservation (SINC). The associated areas to the SINC also include Walthamstow Marshes and Reservoirs, located approximately 15 m to the east of the application site across the flood relief channel from its closest point. These form part of the Lee Valley Special Protection Area (SPA), Ramsar site, Important Bird Area and Walthamstow Reservoirs Site of Special Scientific Interest (SSSI).
- 3.5 The area to the south of the application site is predominantly residential. The area to the west comprises industrial land and a number of recently developed residential blocks and areas under construction.

4. PROPOSED DEVELOPMENT

- 4.1 The proposal is to redevelop the site with a mixed use scheme with residential and employment uses, along with the retention and increased provision of commercial mooring facilities along the western boundary. The current scheme shows approximately 502 residential units. With building heights ranging from 15 to 21 storeys at the south to 4 and 5 storeys at the north. The employment uses are provisionally a café and additional 'business barges' on an extended pontoon on the west of the site.
- 4.2 Vehicular and pedestrian access will be via Ferry Lane, the proposal includes 2 pedestrian and cycling bridges linking the site to Mill Mead Road and the Paddock crossing The River Lee Navigation Channel and Pymmes Brook to the west and the River Lee Flood Relief Channel to east respectively. 10% of the residential units will be wheelchair accessible.
- 4.3 The development will be delivered over two phases and the forthcoming application will therefore be a Hybrid application with the first phase, Blocks A and B (21 storey and 15 storey apartment buildings), submitted in full, and the

remaining blocks, Blocks C to L, submitted in outline. It is proposed to connect the site into the energy centre at Hale Village. This relies on using the new bridge to carry services to the site. Landscaping and public open space will be incorporated into the scheme, the majority to be approved under reserved matters.

- 4.4 Currently the site is in very poor ecological condition, is polluted, overgrown and largely hard surface with no drainage. The scheme overcomes this, as well as adding new green open space, by planting both banks.

5. PLANNING HISTORY

- 5.1 HGY/1991/0276 GTD 18-07-91 Hale Wharf Ferry Lane London Change of use from open land to storage of plant and machinery (scaffolding yard). Erection of portacabin.
- 5.2 HGY/1992/1003 REF 24-11-92 Hale Wharf Ferry Lane London Change of use of north part of Hale Wharf to waste transfer station.
- 5.3 HGY/1993/0974 GTD 02-11-93 Hale Wharf Ferry Lane London Erection of 8 feet high steel palisade fence.
- 5.4 HGY/1996/0016 GTD 06-02-96 D W Spinks Ltd Unit 3, Hale Wharf Ferry Lane London Change of use of the premises from (B8) storage to B1, B2, and B8 for use as paper embossers with ancillary offices and stores.
- 5.5 HGY/1996/0445 GTD 25-06-96 Hale Wharf Ferry Lane London at second floor and the creation of a residential unit at third floor level. External alterations and extension to existing building. Heritage Brewery Public House at ground floor, restaurant use Change of use of ground and second floors from office use to
- 5.6 HGY/1998/0883 GTD 11-08-98 Hale Wharf Ferry Lane London Erection of 2 storey rear extension.
- 5.7 HGY/2005/1036 GTD 24-04-06 Hale Wharf, Ferry Lane London Provision of 4 x business barges and associated mooring facilities, landscaping and associated parking.
- 5.8 HGY/2006/1741 GTD 30-10-06 Hale Wharf, Ferry Lane Tottenham London Provision of 4 x business barges with associated mooring facilities, landscaping and associated parking.
- 5.9 An EIA Screening opinion has been issued advising that an EIA is required under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (reference HGY/2014/2689).

6. CONSULTATION

6.1 Internal/external consultation:

6.2 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. There has been no external consultation as yet as the planning application has not yet been submitted.

6.3 The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. It is understood that some early engagement has taken place and formal exhibitions will take place shortly.

6.4 Development Management Forum

6.5 The proposal is to be presented to a Development Management Forum in the very near future. Feedback from the Forum will be included within the written report to a forthcoming planning sub-committee.

6.6 Quality Review Panel

6.7 The proposal was presented to a Quality Review Panel on 18 November 2015.

6.8 The response was largely positive the panel finding much to admire in the site analysis and evolving development strategy. The panel noted that the site has huge potential for development, and although it offers many challenges, there is an opportunity to create a unique place and at the same time to enhance the surrounding area. The panel expressed concerns regarding the access points to the site (both vehicular and pedestrian), and the lack of a welcoming sense of arrival from Ferry Lane. The panel supported the concept of the internal 'street', but expressed caution that unless very carefully designed, this central space could become dominated by car parking. The panel felt that the proposed density of development was broadly appropriate, but recommended a reduction in the height and massing of development to the south, with redistribution of development across the site. In particular, the panel felt that the northern tip of the site could be an appropriate location for a taller building. They recommended as design work continues that further thought will be needed to ensure that this scheme responds to the Haringey Quality Charter (Haringey Development Management Policy DM1), in terms of the quality of the places created, links to surrounding areas, sustainability, and the mix of uses proposed.

6.9 A further review is scheduled for the 20th January, the feedback will be tabled for Members at sub-committee.

7 MATERIAL PLANNING CONSIDERATIONS

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

1. *Principle of the development –*

The principle of the redevelopment of the site for residential purposes is broadly acceptable and is in accordance with the emerging Tottenham Area Action Plan allocation (TH9), subject to the suitable justification for the loss of the existing employment use of the site.

2. *Design, density and appearance –*

As set out above the proposal has been to the Quality Review Panel on 18th November 2015 and received broad support. The applicant has since amended the design to address their concerns, although not all comments can be incorporated due to the sensitive nature of the site. The panel had mixed views on the design of the buildings at the south of the site, the height of these buildings has not been amended but the layout has been altered. The applicant will present a more detailed proposal to QRP on the 20th January.

The emerging Tottenham Area Action Plan provides a number of design guidelines notably

- Improve connections to the Paddocks open space
- Enable the ongoing operation and maintenance of the lock gates
- have regard to environmental and ecological interests in the locality, particularly relating to the water environment and habitat of the Lee Valley Regional Park
- Include a range of unit sizes and types and take advantage of the site's suitability for family housing.
- Building heights will have to respond to the proximity and 'openness' of the Green Belt
- Buildings should be orientated to allow a continuous sight line from the Green Link into the Lee Valley Regional Park

London Plan Policy 3.4 and Local Plan Policy SP2 require new residential development to optimise housing output for different types of location taking account of the guidance set out in the Density Matrix of the London Plan. The site is considered to be Urban with a PTAL of 4 to 6 so the recommended density is 70–260 units per hectare the proposed density would be within this range at 251 u/ha (502 units/2 Ha)

3. *Affordable housing –*

Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough's target of 50% (40% in the published draft revised Local Plan) of affordable housing contributions to the Borough's affordable housing stock. However, subject to viability any proposed scheme providing less than 50% affordable housing must submit a viability report for assessment. The applicant has not presented a formal proposal for the level of affordable housing as yet.

4. *Quality of accommodation –*

London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor's Housing SPG. From the plans provided, it appears that the proposed units would be of a good size and layout, with good sized rooms and access to amenity space.

5. *Housing mix –*

The proposed mix of units is largely 1 and 2 bed units with some larger maisonettes to the south of the site. One of the larger blocks is likely to be for Private Rent (known as PRS). This overall mix considered to be acceptable, with a good proportion of family-sized units to meet the aspiration for a balance of new housing in this area.

6. *Impact on residential amenity*

In this instance there are no properties in close proximity to the site which are likely to be affected by the proposal. The overshadowing effect of the proposal will be an important consideration.

7. *Parking and highway safety*

The site is located in an area with a high public transport accessibility level where development plan policies support developments with low levels of car parking provision. Transportation Officers have advised that parking provision should include 1 car parking space per wheelchair accessible unit and where possible 1 car parking space per 3 or more bed unit. They recommend that the applicant must also consider how the proposed development will be serviced and parking for visitors.

However the parking provision required will ultimately need to be balanced against the aspiration to provide a high quality design and public realm and the ecological constraints of the site

The scheme includes provision for a pedestrian bridge over Pymmes Brook and the River Lee which will provide good pedestrian access to Tottenham Hale station via the new access connection in Hale Village. Officers have advised that the footbridge must be compliant with the Disability Discrimination Act (DDA) 2005 and the connection to the green link from Hale Wharf will be a critical element of the project to improve

pedestrian links to the site and into the Lea Valley Regional Park, this is likely to be in the outline element of the scheme.

The proposed development will have to be supported by a transport assessment (TA).

8. *Accessibility –*

All units would comply with the relevant standards and 10% of the number of residential units would be wheelchair accessible.

9. *Sustainability –*

The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations. The Council will expect the proposed scheme to facilitate a connection to the existing decentralised energy network in Hale Village. This would be expected to be outlined in an Energy Strategy to be submitted with any application.

10. *Flooding and drainage*

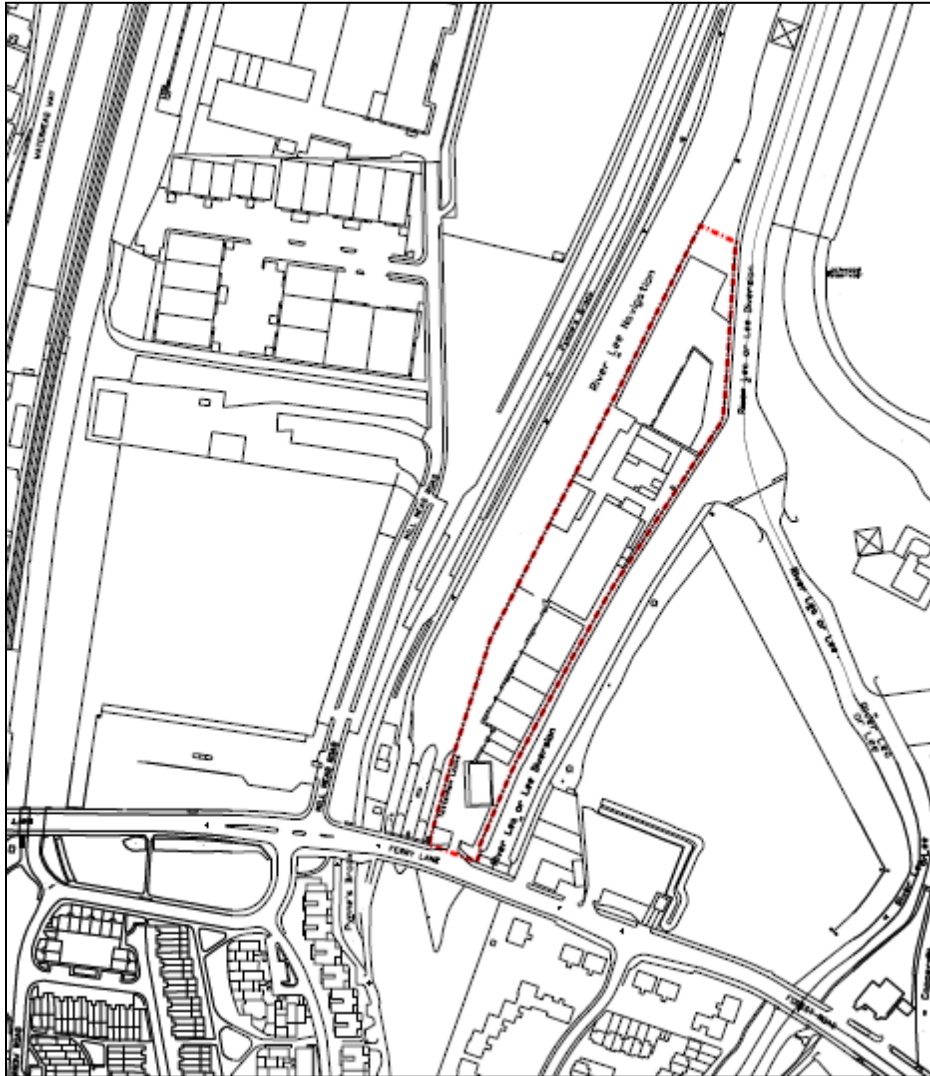
The site lies within the Flood Zone 3a (high probability) and any forthcoming application will require a site-specific flood risk assessment. The applicant has carried out initial flood modelling for the site which demonstrates that the site levels are above the flood levels but further discussions need to take place on the detailed design of the scheme.

It is expected that developments utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.

It is also required that drainage be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation.

7.2 These matters are to be assessed prior to the application being considered at Committee.

Site Location Plan

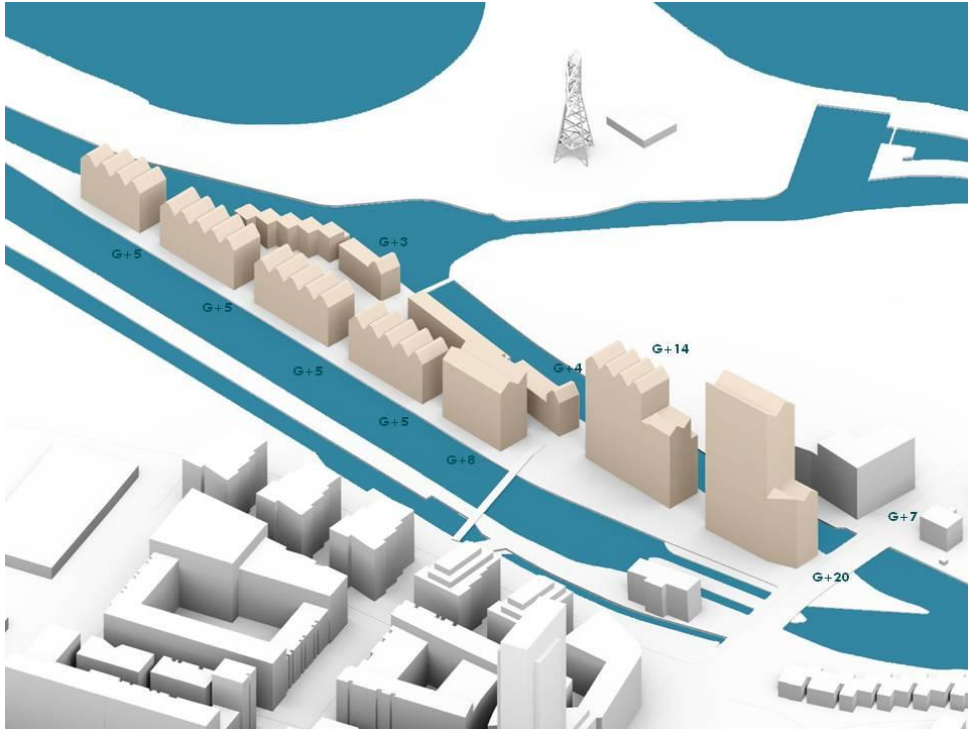


PLANS AND IMAGES

Proposed site plan



Current proposed scale and massing



Indicative CGI looking north



Aerial View



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Pre-application briefing to Committee Item No.

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2015/0219

Ward: Tottenham Green

Address: 45-63 & 67 Lawrence Road N15 4EN

Proposal: Mixed use development with commercial uses at ground floor level and residential above

Applicant: Lawrence Road LLP (43 – 63 Lawrence Road) and Interfine Properties (67 Lawrence Road)

Agent Scott Hudson Savills

Ownership: Private/Council/Homes for Haringey

Case Officer Contact: Valerie Okeiyi

2. BACKGROUND

- 2.1 The proposed developments are being reported to Planning Sub Committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the proposal will be presented to the Planning Committee early this year. The owners of these two sites, which are adjacent and adjoining each other, have engaged in pre-application discussions with Haringey Council for the redevelopment of these two sites. It is anticipated that the two sites will be developed at the same time. However, the two schemes have been devised so that if needs be, each of the two sites (and proposed schemes) can be implemented independently of one another, without prejudicing the future development of either respective site.

3.0 SITE AND SURROUNDS

- 3.1 The site comprises two sites at the northern end of Lawrence Road on the west side of the street. The north boundary of no. 45 – 63 which is furthest north adjoins the existing play area and open space of Elizabeth Place and its south boundary adjoins no. 67. The west boundary adjoins residential properties on Bedford Road. To the east is no. 28 Lawrence Road, which is the most significant building, in architectural and design terms.
- 3.2 The site at no. 45 – 63 Lawrence Road is currently occupied by a number of different commercial buildings ranging from single and two storey buildings, with

the remainder being used as a car park. No. 67 Lawrence Road is occupied by a four storey flat roofed building which adjoins no. 69 Lawrence Road.

- 3.3 The sites, the subject of the pre-applications is located on the boundary of Clyde Circus Conservation Area, which also includes the rear gardens of the properties on Bedford Road. The surrounding area consists of mixed residential and commercial land uses, characterised by Victorian terraced houses, blocks of flats and commercial buildings on Lawrence Road, alongside the recent development at the southern end of the road.
- 3.4 The site falls within a designated 'site specific proposal' (SSP27) on the Haringey proposals map (Unitary Development Plan 2006). The site is also allocated in the Councils emerging Tottenham Hale Area Action Plan (SS2) and approved by Full Council on 23 November 2015, which seeks to promote a mixed use scheme with re-provision of commercial / employment generating uses at ground floor level and residential above. The Councils emerging Tottenham Hale Area Action Plan (SS2) states that the sites are suitable for taller buildings fronting both sides of Lawrence Road whilst ensuring that any development respects and safeguards the setting of the adjacent Clyde Circus conservation area.

4. PROPOSED DEVELOPMENT

- 4.1 The proposed development comprises the following:
- Redevelopment of the site at 43 – 63 Lawrence Road to provide 80 residential units together with 563 m² B1 office space ranging from 4 – 7 storeys in height
 - Redevelopment of the site at 67 Lawrence Road to provide 69 residential units together with 7 Live Work units ranging from 4 – 7 storeys in height

5. PLANNING HISTORY

- 5.1 There is no relevant planning history for the site relevant to this application

6 CONSULTATION

6.1 Internal/external consultation:

- 6.2 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken.

6.3 The applicant has been advised of the requirements set out in the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011) regarding the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. The applicant has undertaken their own consultation prior to the submission of the application

6.4 Development Management Forum

6.5 The proposal will shortly be presented to a Development Management Forum

6.6 Quality Review Panel

6.7 The proposal was presented to a Quality Review Panel on 16 December 2015. Feedback from the Panel can be summarised below;

- The Quality Review panel recognises the merits in both sites coming forward for development under a coordinated overall design, and finds much to admire in the proposals.
- Whilst the panel feels that the proposed building height/massing fronting onto Lawrence Road is at the limit of what would be acceptable, they think building heights to the north of the site should step down sooner, away from Lawrence Road. This would achieve a more sympathetic relationship with the small scale of the existing homes to the north and west
- The panel identified structural and daylighting issues that require further technical input, in tandem with very careful consideration of how the two sites would function independently in the event that one site fails to proceed
- The panel would encourage further consideration of the design of the central courtyard space, and the relationship of the existing games court to the northern section of the development.
- The palette of materials and approach to architectural design across the two sites needs to be more coordinated.
- The design of the commercial facades and the public realm adjacent also requires further consideration.

7 MATERIAL PLANNING CONSIDERATIONS

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

1. *Principle of the development* – the redevelopment of the site to create a mixed use development comprising residential units, and employment generating commercial floorspace is generally acceptable in principle subject to the level of employment generating floorspace being re-provided equal to the existing commercial floorspace

currently on site – any loss of employment generating floorspace would have to be robustly justified and compensated in line with the Councils planning obligations SPD. Flexible and affordable B1 units will be considered favourably.

2. *Design and appearance* – The bulk, scale, and massing of the proposal has reached a point where it is broadly acceptable. The heights of buildings have been agreed in the main although the QRP has commented on this issue also, which is included below. Any proposal should also have complete regard to the impact on the adjacent conservation area and the visual amenity of the townscape generally. Any proposed development should also safeguard the amenity of surrounding residents particularly those on Bedford Road. The scheme has been presented to the Quality Review Panel who advised that the building heights to the north of the site should step down away from Lawrence Road as this would achieve a more sympathetic relationship with the small scale existing houses to the north and west of the site. The QRP also encouraged further consideration of the design of the central courtyard space, and the relationship of the existing games court to the northern section of the development. The QRP considered that the palette of materials and approach to architectural design across the two sites needs to be more coordinated and the design of the commercial facades and the public realm adjacent also requires further consideration.
3. *Affordable housing* – London Plan Policies 3.9, 3.10, 3.11, 3.12 and 3.13 Local Plan Policy SP2 aims to provide affordable housing by:
 - Subject to viability, sites capable of delivering ten or more units, will be required to meet a borough wide affordable housing target of 50%, based on habitable rooms. The alterations to the Strategic Policies revises the affordable housing target to 40%, based on habitable rooms
 - The Council's aspirations are geared towards schemes delivering affordable housing in the east of the borough that include a majority of shared ownership and other intermediate products - 70% shared ownership/ 30% affordable rent by habitable rooms.
 - The affordable housing units would be required to be fully integrated within the development, and 'pepper-potted' throughout the residential buildings. As yet, the level of affordable housing is unknown. This will become clearer once the scheme has been finalised.
4. *Density* – Policy 3.4 of the London Plan 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 747 habitable rooms per hectares (HRH) for 45 – 63 Lawrence Road and 751 for 67 Lawrence road. The London Plan categorises density ranges in terms of location, setting, existing building form and massing. The site is considered to be an area characterised by high rise buildings and as such the density of 200-700

HRH is a guideline for areas with a PTAL of 4. Although the density slightly exceeds the range above, the density is on balance considered acceptable subject to the scheme being of high quality in terms of design, layout and securing a quality environment in which to live.

5. *Housing mix* – The full mix of units and tenure split has not been confirmed. However, some affordable workspace would be expected in this scheme, as well as affordable housing.
6. *Impact on residential amenity* – Any design proposal should consider the impact on the amenity of the surrounding properties, particularly on the residential properties and rear gardens of the houses adjacent to the sites. Officers are satisfied that the distances between the existing properties on Bedford Road and development to the rear in relation to the proposed height and potential overlooking are now satisfactory.
7. *Quality of accommodation* – London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor's Housing SPG. From the plans and information provided, it appears that the proposed units would be of a good size and layout, with good sized rooms and access to private amenity space.
8. *Parking and highway safety* – Considering the revised PTAL calculation for the site and the Council's aspiration for regeneration of Tottenham (Tottenham Hale, Northumberland Park, High Road West and the Northumberland Development Project), the reduced parking provision is considered acceptable. There is a requirement for 20% of the parking spaces to be fitted with electric charging points as well as passive provision for a further 20%, - this should be designed into the car parking layout. The level of cycle storage spaces would need to accord with the London Plan (2015) standards - (1 cycle parking space per 1 bed unit and 2 cycle parking space per 2 plus bed units)
9. *Sustainability*: The NPPF, London Plan and local planning 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 conserve and enhance the natural environment. The applicant must submit a sustainable design and construction statement to confirm the sustainability measures which are to be incorporated into the proposal. The development should meet London Plan carbon reduction policy.

10. *Drainage and flooding* – The Council are now the consent authority for drainage systems associated with a new development therefore details of drainage for a proposed development are now required to be submitted with any formal planning application for consideration.

7.2 These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES







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Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2015/0323

Ward: Harringay

Address: Hawes and Curtis, 584 Green Lanes, N8 0RA

Proposal: The proposal is for the redevelopment of the site to provide circa 141 residential units together with a D1 Healthcare premises for the NHS.

Agent: CGMS Ltd

Ownership: Private

Case Officer Contact: Adam Flynn

2. BACKGROUND

2.1 The proposed development is being reported to Planning Sub Committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the proposal will be presented to the Planning Committee later in the year.

3. SITE AND SURROUNDS

3.1 The property is located on the eastern side of Green Lanes, near the junction with New River Avenue. The site comprises a number of poor quality retail and light industrial buildings. The site lies on the northern edge of the Green Lanes Town Centre. It is not located within a Conservation Area, and no buildings are listed.

3.2 The site is bordered by streets on three sides, with Green Lanes to the front (west), Colina Road to the South and Colina Mews to the east. To the north of the site is the Langham Club with a garage site to the rear (this garage site has a permission for a 3-storey flatted block). The predominant character of the surrounding area is terraced residential properties, with a shopping parade opposite, and along Green Lanes to the south.

3.3 The site forms part of Site SA26 in the emerging Site Allocations DPD proposed submission document 2015. The site is not located within a Conservation Area, and does not contain any listed buildings.

4. PROPOSED DEVELOPMENT

- 4.1 The proposal is for the redevelopment of the site to create a mixed use development comprising 141 residential units, together with a Use Class D1 Healthcare facility at ground floor level, in a number of blocks ranging from 3-stories to 7-stories. The exact size of the healthcare unit is subject to discussion with the NHS.

5. PLANNING HISTORY

- 5.1 There is no recent planning history for the site relevant to this application.

6. CONSULTATION

6.1 Internal/external consultation:

- 6.2 The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. The applicant has confirmed they will be undertaking their own consultation prior to the submission of the application as required by the NPPF and the council's statement of community involvement (SCI) which sets out details of the developer undertaking community engagement.

6.3 Development Management Forum

- 6.4 The proposal will be presented to a Development Management Forum in February. Feedback from the Forum will be included within the written report to a forthcoming planning sub-committee.

6.5 Quality Review Panel

- 6.6 The proposal was presented to a Quality Review Panel on 20 January 2016. Feedback from the Panel raised concerns over the bulk, massing, building lines and density of the buildings fronting Green Lanes, and the size, layout and shadowing of the courtyard in the centre of the site. The treatment of the development fronting Colina Road and Colina Mews was considered more successful.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 The main planning issues raised by the proposed development are:

1. *Principle of the development* – The redevelopment of the site to create a mixed use development comprising residential units, and healthcare floorspace is acceptable in principle, and in accordance with the site allocation for the site. The applicant has opened discussions with the NHS, who have stated that 700sqm of floorspace would be suitable for their requirements, and this is currently proposed. However, further consultation has suggested that 1000-1500sqm may be required, and this is subject to confirmation from the NHS.
2. *Design and appearance* – The general principle of the layout of the development and the block position is considered acceptable, however the overall bulk, massing and height is still being developed. Careful treatment of the design, especially to Colina Mews, is essential. The design and layout of the scheme has been evolving, but this still requires some refining prior to submission.
3. *Affordable housing* – Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough's target of 50% of affordable housing contributions to the Borough's affordable housing stock (current Draft Published Local Plan Amendment 40% affordable housing). However, any proposed scheme providing less than the required affordable housing must submit a viability report for assessment.
4. *Density* – The density of the proposal would be 250 units/hectare and 690 habitable rooms per hectare. This is in line with the guidance in the London Plan Density Matrix of 70-260 u/ha and 200-700 hr/ha for an Urban location with a PTAL of 6.
5. *Housing mix* – The mix of units appears to be weighted towards 1 and 2-bed units, with less family sized units. An increase in family sized housing is required and this is currently being discussed.
6. *Impact on residential amenity* – The proposal should consider the impact on the amenity of the surrounding properties regarding loss of daylight / sunlight / enclosure overlooking, loss of privacy and noise levels. Any formal submission should include a BRE sunlight and daylight study in relation to any redevelopment of the site and a noise report with mitigating measures if required. Any material levels of overbearing / increased sense of enclosure and outlook issues to the rear of any residential properties backing onto Colina Mews will be examined, and avoided in order to safeguard the amenity of existing occupiers. Any application should also seek to ensure there are no impacts on the consented scheme on the garage site to the north of the site, which has some windows facing the proposal site.
7. *Quality of accommodation* – London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor's Housing SPG. From the plans provided, it appears that the proposed units would be of a good size and layout, with good sized rooms and access to amenity space.
8. *Parking and highway safety* – Given the site's high PTAL, a car-free development is welcomed. The incorporation of the cycle parking into the

cores of the blocks is welcomed, and providing spaces internally within flats would also be welcomed as an option. Cycle spaces are required at a rate of 1 per 1-bed unit and 2 per 2+-bed unit. Disabled parking would be required at a rate of 1 per wheelchair unit (10% of the units proposed). This would need to be provided on the site, as disabled bays cannot be allocated on the street. GP spaces could however, be allocated on the street (Colina Mews in this instance). Improvements to Colina Mews could include the provision of a cycle lane and shared surfacing.

9. *Accessibility* – All units would comply with the relevant standards and 10% of the number of residential units would be wheelchair accessible.
10. *Sustainability* – The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations. This would be expected to be outlined in an Energy Strategy to be submitted with any application.

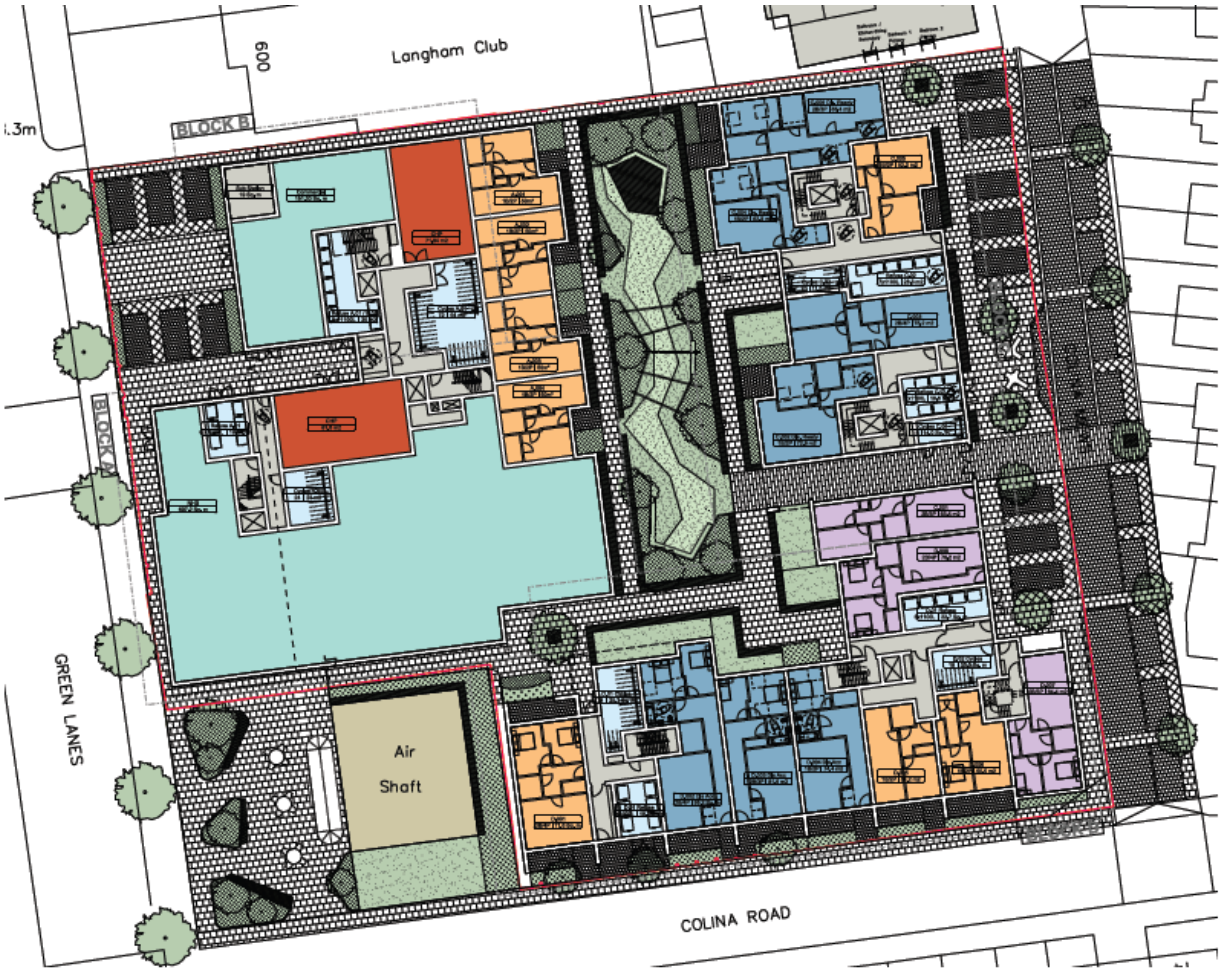
7.2 These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

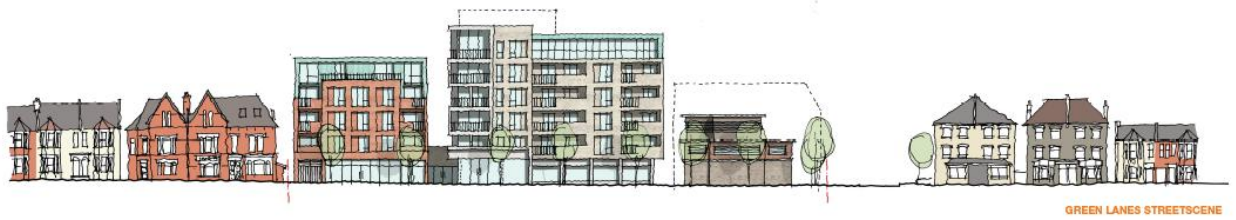
Site Location Plan



Proposed Ground Floor



Proposed Street Scene Elevations



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