

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 13TH JUNE, 2016, 7pm

PRESENT:

Councillors: Natan Doron (Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Toni Mallett, Jennifer Mann, Peter Mitchell and James Patterson

16. FILMING AT MEETINGS

RESOLVED

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

17. APOLOGIES

Apologies were received from Cllrs Carroll and Waters.

18. URGENT BUSINESS

The Chair advised of one item of urgent business, an application for the Green, Town Hall Approach Road N15 4RY for the part use of Tottenham Green for Market (Sui Generis). He agreed to accept it under agenda item 14 as a new item of urgent business following consideration of the reasons for lateness outlined in the accompanying cover sheet. He proposed to vary the order of the agenda to take this item before consideration of items 12 (update on major proposals) and 13 (applications determined under delegated powers).

19. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 14 March be approved.

20. PRE-APPLICATION BRIEFING

The following item, Hawes and Curtis 590-598 Green Lanes, was a pre-application presentation to the Planning Sub-Committee and discussion of proposals related thereto.

Notwithstanding that this was a formal meeting of the Sub-Committee, no decision was taken on this item, and any subsequent application would be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

21. HAWES AND CURTIS, 590-598 GREEN LANES, N8 0RA

Officers advised of the further development of proposals since the previous pre-application briefing came before the Committee in January including the engagement of a new architect and changes to reflect early comments received including a reduction to the height of the tallest element to 7 storeys.

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

- Clarification was sought on changes made following the second consideration by the Quality Review Panel (QRP). The applicant identified that key changes included a one storey height reduction to the tallest element and design alteration to the parapet fronting Colina Road.
- The relationship between the scheme and the neighbouring Langham Club development site was queried. The applicant advised that although the two sites were separate, self contained developments, the applicants were in liaison. It was intended that the scheme would be built up to the boundary with a fence separating the two sites. Members suggested that it would be useful when the full application came before the Committee to show a 3D representation of the relationship between the two schemes.
- Concerns were raised over the number of single aspect units. The applicant advised this primarily affected the 1 bed units, none of which would be north facing.
- Concerns were raised that the funding commitment for the health centre had been shifted to the Council through the payoff with the affordable housing contribution, particularly at a time of significant budgetary pressure. The applicant advised that the NHS were in the process of applying for funding for the facility and that the s106 agreement would be a fallback mechanism should this funding not come forward and which would be part of any reassessment of the viability of the scheme.
- Assurances were sought that the size and layout of rooms would be London Plan compliant. The applicant advised that 90% homes would be compliant with category 2 (lifetimes home standard) and 10% category 3 (wheelchair accessible standard).
- Further details were sought on landscape planting plans. The applicant advised that detailed plans would be set out within the design and access statement including the intention for street tree planting to Green Lanes, Colina Road and potentially Colina Mews as well as within the site.

The Development Management Forum on this application would be held on 16 June at 7pm.

22. 8 PRISCILLA CLOSE N15 3BF

The Committee considered a report on the application to grant planning permission for the erection of a single storey front 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.

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

- Priscilla Close had been a failed development since it opened in 2000, in breach of planning conditions for the original permission. There were ongoing issues relating to inadequate rubbish collection arrangements, problems with rats and fly tipping, no street cleaning or maintenance of the infrastructure including broken perimeter walls and non operational electric gates. Various efforts by the Council to address these issues over the years had not been successful.
- The Close's Joint Management Company had folded in 2009 and had not been resurrected. The land was now officially designated as abandoned, with no accountability therefore assigned for maintenance. The application should not be granted until the ongoing maintenance issues were addressed and a new management company set up for the Close.
- Planning breaches continued to blight the area and enforcement action was no longer being progressed despite issues not being resolved.
- A modern square extension would be an incongruous addition to a Victorian cottage as well as ruining the integrity and historic nature of the Close through its claustrophobic wedged shaped design. It would also set a precedent for further development harming the existing character of the Close.

Cllrs Blake and Morton addressed the Committee in their role as local ward councillors and raised the following points:

- The local community were leading on a campaign to award Priscilla Close Locally Listed status due to its heritage and architectural significance, and which would be undermined by the application.
- Consideration should have been given to extending the building upwards to avoid the loss of the front garden to the property. The London Plan contained a presumption against development on back gardens or other private residential gardens.
- Approval of the application would set a precedent for future development in the Close.
- The extension would be out of keeping with the Victorian frontage and impact on the coherence of the Close as a whole and detract from its historic nature.
- The applicant was seeking to profit from the land whilst neglecting to ensure sufficient management arrangements were in place for the Close. Although it was acknowledged the issues arising from the failure of the JMC were not material planning considerations, they should be considered as a context to the determination of the application including the character and appearance of the Close itself.
- The property would be left with limited garden space due to the extension as it had no rear garden.

The legal officer to the Committee advised that the issues raised by the objectors and ward councillors regarding the failed management of the land such as fly tipping etc could not be taken into account in the determination of the application as set out within the officer report as they were not material planning considerations.

The Committee raised the following points in response to the representations made:

- Clarification was sought on a reference within the report that assurances had been given to residents of the Close under the original planning permission that no new building would be permitted less than 22m from the existing houses. Officers advised that this related to any new buildings and not the current application for an extension of an existing property.
- It was questioned whether the Council's Conservation Officer had considered the application. Officers advised in response that this had not been required as there were no Listed buildings in the vicinity of the site. The nearby former Coombes Croft fire station building was Locally Listed but wasn't attached to the application. The objectors countered that 8 Priscilla Close was attached to and part of the former fire station as the supervisor's cottage.
- Further information was sought on the garden to the property. The objectors advised that over half of the small front garden to no 8 would be built over by the extension leaving a very small, north facing, dark garden.
- Clarification was sought as to whether any restrictions could be imposed on any further extension to the building in future should the application be granted. Officers advised that applications had to be determined on their merits, although a further extension to the building would not be encouraged in the future as the current application addressed a number of specific issues including improving the quality of the accommodation to a north facing dwelling.

Representatives for the applicant addressed the Committee and raised the following points:

- The applicant had worked closely with planning officers in the development of the plans.
- The majority of objections received were not planning issues.
- The extension would provide a safer, more visible entrance to 8 Priscilla Close, which had previously experienced burglaries and antisocial behaviour.
- The provision of an additional bedroom would not generate a significant amount of additional refuse for the Close although it was recognised the number of bins provided needed to be reviewed as a management issue.
- Measures would be put in place to manage any drainage issues arising from the extension such as a soak away and survey of the existing drainage pipes to identify any problems.
- The property would remain a family dwelling benefiting from private parking and enclosed garden space.
- The applicant was unaware of the management arrangements for the Close.

The Committee sought assurances from the applicant regarding compliance with conditions imposed, particularly due to concerns over the condition of the current boundary treatment. The applicant's representative confirmed that conditions imposed to any permission would be complied with.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/3373 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:

- 1558.01 Existing Site Plan Rev A
- 1558.02 Existing Ground Floor Plan Rev A
- 1558.03 Existing First Floor Plan Rev A
- 1558.04 Existing Roof Plan Rev A
- 1558.05 Existing Front Elevation Rev A
- 1558.06 Existing Sections AA & BB Rev A
- 1558.07 Proposed Ground Floor Plan Rev A2
- 1558.08 Proposed First Floor Plan Rev A2
- 1558.09 Proposed Roof Plan Rev A2
- 1558.10 Proposed Front Elevation Rev A3
- 1558.11 Proposed Sections AA & BB Rev A3
- 1558.12 Proposed East Elevation Rev A2
- 1558.13 Proposed Site Plan Rev A2

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

3. Prior to the commencement of the approved development, details of the proposed boundary treatment shall be submitted in writing to the LPA for approval, and thereafter implemented as approved and retained in perpetuity unless agreed in writing by the Local Planning Authority.

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

4. No development shall take place until full details of soft and hard landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include detailed drawings of the planting. The landscaping scheme, once implemented, is to be retained thereafter.

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

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: 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: 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.

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

23. 109 FORTIS GREEN N2 9HR

The Committee considered a report on the application to grant planning permission for the demolition of existing structures and redevelopment of the site to provide 9 residential units (Use Class C3) comprising 5 x residential flats and 4 mews houses, and 200sqm of flexible retail / office unit (Use Class A1 / A3 / B1) including basement car parking and other associated works. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

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

An objector to the application addressed the Committee and outlined that the scheme would have a detrimental effect on the character and feel of the Fortis Green village area as the scheme would be built up to the boundary and not set back from the pavement inline with surrounding buildings. This would have a negative impact on the sense of space and would set an adverse precedent. The scheme should be set back to the boundary of the existing car wash to reduce the impact of a new 3 storey building and allow for improved pedestrian access.

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

- Further clarification was sought on the affordable housing review mechanism to be imposed. Officers advised that an independent assessment of the viability assessment had verified that the scheme was unable to support an affordable housing contribution. A review mechanism would however be imposed under the s106 agreement to reassess this position should the scheme not be implemented within 18 months.
- Concerns were raised over the number of cracked paving slabs in the vicinity of the site observed on the site visit and that the £15K transport and highways contribution would be insufficient to cover their refurbishment. Officers advised that plans for this contribution included the revision of two crossovers in the area, reinstatement of kerb height and pathway reconstruction. The £15k contribution reflected only an estimate of projected costs.
- Further information was sought on the commercial workspace and whether the units would be let at an affordable rent. The applicant advised that the units would be flexible B1 retail or restaurant use let at standard market rent. In response to a further question, it was clarified that the space had originally been conceived for a gym but had been subsequently changed to flexible use.

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

- A comprehensive consultation process had been undertaken on proposals for the site and changes made to the design following comments received.
- The scheme would provide good quality family size residential units including amenity space.
- The commercial space would provide flexible retail, restaurant or office floorspace and therefore help to support new jobs. Original proposals for a gym had been revised due to parking concerns.
- The high quality design would enhance the character and appearance of the Conservation Area.
- The Council's transport officers were satisfied with the parking provision and a contribution provided to a CPZ consultation review.
- Overlooking and daylight and sunlight surveys had been undertaken, the results of which were compliant with BRE guidelines.
- With regards to the point raised by the objector regarding the positioning of the scheme against the footpath, it was advised the scheme would reinstate the building line followed by the majority of properties to the southern edge of Fortis Green which were set closer to the pavement edge than the northern edge which were more set back.

The Committee sought clarification from the applicant that the entire frontage to the site would be reinstated as new including the crossovers, cracked pavement etc at the applicant's cost. The agent confirmed that this would be the case as a contribution under the s106 agreement.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/3813 be approved subject to conditions and subject to s106 Legal Agreement
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of 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:
E 01, 02, 03, 04, A1 00, 01, 02 Rev A, 03, 04, 05, 06, A2 01, 02, 03, 04, 05, 06, 07, 08 A3 01, B1 01, A4 01, 02, DP 01
 - Design and Access Statement prepared by Chassay + Last Architects dated December 2015
 - Phase 1 and 2 Geo-Environmental Assessment Report prepared by BWB Consultancy dated October 2014
 - Basement Impact Assessment prepared by Symmetrys Limited Consultancy dated December 2015
 - Basement Impact Assessment Appendix D: Structural Calculations prepared by Symmetrys Limited Consulting Structural Engineers dated December 2015
 - Arboricultural Impact Assessment prepared by Landmark Trees dated December 2015
 - Statement of Community Involvement prepared by DP9 December 2015
 - Sustainable Drainage Strategy prepared by Price & Myers dated December 2015
 - Heritage Document prepared by Heritage Collective dated December 2015
 - Sustainability Statement prepared by Price & Myers dated December 2015
 - Transport Statement prepared by Transport Dynamics dated December 2015
 - Energy Strategy Report prepared by Price and Myers dated December 2015
 - Planning Statement prepared by DP9 dated December 2015
 - Daylight, Sunlight & Overshadowing Report prepared by Point 2 Surveyors LLP dated December 2015Reason: In order to avoid doubt and in the interests of good planning.

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

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

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

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

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

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

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

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

7. The development shall then be constructed in strict accordance of the details set out in "Energy Strategy Report of 109 Fortis Green", date drafted - 12 April 2016, by Price and Myers. so approved, and shall achieve the agreed carbon reduction of 35% reduction beyond BR 2013. Design aspects includes:

- o U-values of 0.13 W/m²K on all external walls;
- o U-values of 1.2 W/m²K on all windows;
- o U-values of 0.13 W/m²K on the residential roofs;
- o Air Tightness of 3 m³/m²/h.

- A communal gas heating system has been proposed for the building containing the commercial unit and flats. This will serve all hot water and heating needs. The houses will all be heated with high efficiency gas boilers.

- Solar PV will be installed delivering 6.6kWp of power. This will be through 22no.s High Efficiency panels at an angle of 45 deg, SE facing.

All of this equipment and materials shall be maintained as such thereafter. Confirmation that these have been installed must be submitted to the local

authority upon completion on site for approval and the applicant must allow for site access if required to verify delivery.

Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04

8. The development shall then be constructed in strict accordance of the details set out in “Energy Strategy Report of 109 Fortis Green”, date drafted - 12 April 2016, by Price and Myers so approved, and shall provide evidence of the following to the local planning authority at least 6 months of completion on site for approval:

- A Site Waste Management Plan (SWMP) including a pre-refurbishment audit to determine how to maximise the recovery of materials from the refurbishment for subsequent high-grade/value applications and demonstration that these have been delivered;
- Contractors will show the site has registered with the Considerate Constructors scheme and followed best practice;
- All concrete, bricks and slate will be BES:6001 certified to ensure responsible sourcing;
- All timber used in construction will be FSC certified.
- The development has included at least two park bays designated EV recharging points.
- The development will include wildlife attracting measures such as bird boxes and log piles.

In the event that the development fails to deliver the required measures, a full schedule and costings of remedial works shall be submitted for our written approval. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authorities approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) polices 5.1, 5.2,5.3 and 5.9 and policy SP:04 of the Local Plan.

9. No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These

details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

10. The applicant/developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Fortis Green Road, Fortis Green Avenue and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.

Reason: To minimise the impact of the proposed development to the local highways network during the construction phase of the development.

11. The applicant will be required to provide details of the traffic management scheme to facilitate access to the basement car parking; in addition the applicant will be required to provide details on how access will be controlled to the car park which must be by remote control.

Reason: To provide safe and quick access to the basement car park and to minimise any potential queuing on the public highways.

12. 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.

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

13. Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water are to be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 20 mg/kWh.

Reason: To protect local air quality.

- 14 Prior to commencement of the development, details of the CHP must be submitted to evidence that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for 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
- 17 Before the development hereby permitted is commenced a plan showing a 1.8 metre high privacy screen along the side of the balcony shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONY AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.
Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.
18. Before the first occupation of the development hereby permitted, windows in the proposed south elevation Block B (Houses) and proposed North elevation Block B (houses) 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.
19. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.
Reason: In order to protect the visual amenities of the neighbourhood
20. No development hereby approved in relation to the below elements shall commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

- Reason: The development may lead to sewerage flooding, to ensure that sufficient capacity is made available to cope with the new development, and in order to avoid adverse environmental impact upon the community.
- 21 Prior to the implementation of the permission, details of any extract fans or flues shall be submitted to and approved by the Local Planning Authority prior to commencement of use".
Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties
- 22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification) no extensions or enlargement of the dwellings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.
Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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 £59,145.625 (1,375 sqm x £35 x 1.166) and the Haringey CIL charge will be £384,051.25 (1,375 sqm x £265). 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 : 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.

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

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

24. 3-5 CHURCH ROAD N6 4QH

The Committee considered a report on the application to grant planning permission for the construction of a new 3rd floor (roof extension) to the existing block of flats to accommodate 2 new one bedroom apartments. 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 a s106 Legal Agreement.

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

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

- The sound proofing and insulation levels to the block were already poor.
- The construction work would be disruptive to current residents of the block, particularly those living in the current top floor flats, rendering them uninhabitable due to noise and dust and akin to living on a building site. One of the top floor flats

was occupied by two doctors working shifts who would be disturbed by noise from construction works in the daytime.

- The construction of a new staircase extension would impact the ability of residents to access their homes during that phase of works.
- Scaffolding erected during the building works would pose a security risk to residents.
- There was no parking available for construction vehicles, with the road already blocked regularly by vehicles worked on a development scheme to the rear.
- The bin stores would not be of sufficient size to accommodate the additional refuse generated by the new units.
- There was a significant amount of new development ongoing already in the area putting pressure on local services and amenities.
- The current top floor flats would lose the benefits in terms of noise of having no occupants located above them.
- Current residents should be rehoused at the expense of the applicant due to the unacceptable noise and disruption generated by the building works.

The Committee raised the following questions in response to the representations of the objectors:

- Confirmation was sought on plans to restore the front elevation of the building through replacement windows. Officers advised that this was covered under condition 7 with the aim to unify the appearance of the block through the installation of sympathetic replacement windows, plans for which would require Council approval. Officers proposed in order to remove ambiguity to amend the wording to condition 7 to read 'notwithstanding the approved drawings, full details of replacement windows of a common design, proportion, material and means of opening to the front elevation of the **entire** building shall be submitted.'
- In response to a question, the applicant confirmed that a pitched roof design had not been explored.
- Clarification was sought as to whether a condition could be added to restrict hours for the noisiest construction activities in response to concerns regarding noise nuisance to existing residents. Officers advised that the applicant would be required to submit a Construction Management Plan for Council approval. The applicant advised of the difficulty in predicting the level of noise generated until the exact method of construction was determined and from which point consideration would be given to noise mitigation. Officers proposed an amendment to the wording of condition 6 to read 'no development shall take place until **a method of construction** and Construction Management Plan has been submitted.'. Officers would also draft a change to the reasoning underpinning this condition to reflect this change.

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

- In relation to the concerns raised regarding noise disturbance during construction, a full Construction Management Plan would be produced and modern construction methods used such as off site prefabricated elements to speed up and minimise noise where possible.
- A structural engineer had been engaged to assess the plans and deemed the extension acceptable.

- The existing chimney stacks would be retained to avoid the necessity for removal of fireplaces from the block.
- Sufficient bin storage facilities for the block would be located to the backland development to the rear of the site.
- Windows to the front elevation would be replaced with a sympathetic design secured under condition.

The Committee raised the following points in response to the applicant's representation:

- Clarification was sought on the provision of soundproofing measures to the flats that would be directly below the extension. The applicant confirmed that high insulation levels would be provided inline with Building Regulations.
- The Committee questioned whether the applicant could be encouraged to offer financial compensation to existing residents in recognition of the likely noise disturbance from construction works. Officers advised that this was not a material planning consideration and as such could not be imposed under any permission granted. The applicant could elect to do this under a private arrangement however if he wished.

The Chair moved the recommendation of the report including the proposed wording changes to conditions 6 and 7, and it was

RESOLVED

- That planning application HGY/2015/1667 be approved subject to conditions and subject to a s106 legal agreement.

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

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

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: Applicant's drawing No.(s) 755 LY 0X03REV A, 755 LY 0S06, 755 LY 0S07, 755 ES 0X04REV A, 755 ES 0X05, 755 ES 0X06, 755 ES 0X08, 755 ES 0X09 REV A, 755 EX 0S00, 755 EX 0X01, 755 EX 0X02, 755 EX 0X03 REV A, 755 SK 004.

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

3. Samples of the materials to be used in conjunction with the proposed development, shall be submitted to and approved in writing by the Local Planning Authority, before any development is commenced. The development shall thereafter be implemented in accordance with the approved samples.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Notwithstanding the approved drawings and before the occupation of the residential units hereby permitted full details of the enclosures and screening of recycling containers, wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and thereafter provided and maintained on site. Details of landscaping to be planted immediately inside the front boundary of the site shall also be included in such measures to screen the appearance of these bins.

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

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

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

6. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the construction period.

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

7. Notwithstanding the approved drawings full details of replacement windows of a common design, proportion, material and means of opening to the front elevation of the building shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the plans approved before the occupation of the residential units hereby permitted.

Reason: To ensure a satisfactory appearance to the building and to enhance the appearance of the conservation area.

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 3472) to arrange for the allocation of a suitable address. INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £ 5,419.89 (126 x £35 x inflation factor of 1.229) and the Haringey CIL charge will be £35,193.06 (126 x £165 x inflation factor 1.054). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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: Land
OwnershipThe applicant is advised that this planning permission does not convey the
right to enter onto or build on land not within his ownership.

25. NEW ITEMS OF URGENT BUSINESS

The Committee considered the report admitted at item 3 as an item of urgent business covering the Green Town Hall Approach Road N15 4RY seeking permission for the part use of Tottenham Green for a market (Sui Generis).

The legal officer outlined the reasons for lateness and for consideration before the next ordinary meeting of the Committee. A decision needed to be taken on the application to enable the market to continue operating as permitted development rights would expire prior to the next ordinary meeting on 27 June. The consultation period for the application did not expire until 2 June and as such the application could not have been written up in time for the date of agenda publication for 13 June Committee. If the market needed to cease to operate, there would be corresponding effects on traders, standing down of contractors, interruption to a fledgling operation at a critical time and the removal of a community event.

The planning officer gave a short presentation highlighting the key aspects of the report. 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 Committee raised the following points in discussion of the application:

- It was questioned whether the market would have a detrimental effect on a nearby food establishment in which the Council had a financial interest. A representative for the applicant advised that there were no such concerns.
- Assurances were sought over health and safety arrangements for the monitoring of traders using gas cylinder. The applicant advised that traders were required to hold a street trading licence and under this regime would be subject to regular health and safety inspections.
- It was advised that the Friends of Tottenham Green had raised concerns regarding WC provision and recycling arrangements for the market. The applicant advised that Veolia provided the market with two paladin bins on market day, one for recycling and general waste, and which were emptied at the end of the day. In terms of WC access, there were no dedicated facilities for the market but an informal arrangement was currently in place for the use of those in the nearby Bernie Grants Centre.
- In response to a question, the applicant advised that the majority of supporters of the application lived in the proximity of the market.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/1304 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: Site Location Plan; 223_002; Design and Access Statement
Reason: In order to avoid doubt and in the interests of good planning.
3. The use hereby permitted shall not be operated before 0900 or after 1700 hours on one weekend day per week and not on any other day.
Reason: This permission is given to facilitate the beneficial use of the site whilst ensuring that the amenities of adjacent residential properties are not diminished.
4. The number of pitches/stalls shall not exceed 40.
Reason: In order to prevent the overintensive use of the site and the creation of excessive traffic generation.
5. Within 60 days of the date of decision, the applicant must liaise with Haringey Council's Waste Management Team to establish an agreed waste management plan to enable the appropriate storage of refuse and waste, including provisions for the collection of waste and the cleansing of The Green upon closure of each market day.
Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

26. UPDATE ON MAJOR PROPOSALS

The Committee considered an update on major planning proposals in the pipeline.

The Committee raised the following points:

Apex House: concerns were raised that the original architect for the scheme would not be retained to oversee the scheme through to completion with a consequent loss of focus on design quality. Officers in response advised that planning permission had yet to be granted as it was subject to consideration by the Mayor for London. It was explained that the Council could not require retention of the original architect as the planning and construction phases would be let under separate contracts. However, any alternative architect proposed would require Council approval.

Lawrence Road: concerns were raised over the separate development schemes coming forward and the potential for a lack of overall cohesion in terms of design. Officers advised that the scheme submitted would be returning for further QRP consideration but identified a risk that schemes of a similar design could have a monotonous appearance. The controversies around the schemes such as over the

level of parking were recognised and a further development management forum would be held.

A second question was raised regarding Elizabeth Place Park, particularly the boundary treatment and whether any contribution could be sought from the developer for improvements to the Park. Officers agreed to provide feedback on boundary treatment plans to Members and to note the request for contributions for the Park.

The Chocolate Factory: clarification was sought on the details of this scheme and the reason the scheme was within the report twice. Officers advised that the scheme had been included twice within the table in error. The existing historic Chocolate Factory building would be retained, with removal of a number of newer additions in addition to the wider provision of new residential units and commercial space on the site.

163 Tottenham Lane: clarification was provided that two options for the site had been proposed but that the scheme with the proposal for pocket living units was not considered acceptable due to the location of the site.

33 Station Road N22: clarification was sought on the future of the Anglers Public House on site and whether the building was listed. Officers advised that the pub was not Listed or currently Locally Listed although it had been put forward as a suggestion for local listing. Officers were not supportive of the proposed demolition of the pub.

The Committee requested that the chart in future contained the full address and postcode of each application.

RESOLVED

- That the report be noted.

27. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered a report setting out decisions on planning applications taken under delegated powers for the period 25 April to 27 May 2016.

Summersby Road Conservation Area: assurances were sought over restrictions on the provision of uPVC replacement windows and doors. Officers agreed to provide feedback to Cllr Carter.

RESOLVED

- That the report be noted.

28. DATE OF NEXT MEETING

27 June.

CHAIR: Councillor Natan Doron

Signed by Chair

Date