

# **MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 11TH JULY, 2016, 7pm**

## **PRESENT:**

**Councillors: Natan Doron (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Toni Mallett, Jennifer Mann, James Patterson and Ann Waters**

## **1. FILMING AT MEETINGS**

### **RESOLVED**

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

## **2. APOLOGIES**

Apologies for absence were received from Cllr Mitchell and lateness from Cllr Bevan.

## **3. DECLARATIONS OF INTEREST**

Cllr Patterson identified in relation to item 7, Alexandra Palace, that he was a member of the Alexandra Palace and Park Advisory Committee.

Cllr J Mann identified in relation to item 8, Gisburn Mansions, that she and her fellow Hornsey ward councillors had attended a meeting with the applicant in 2015 to discuss their proposals for the site.

## **4. MINUTES**

### **RESOLVED**

- That the minutes of the Planning Committee held on 9 May be approved.

## **5. ALEXANDRA PALACE ALEXANDRA PALACE WAY N22 7AY**

[19.30: Cllr Bevan entered the meeting late and as such did not take part in the determination of this item].

The Committee considered a report on the application to grant planning permission and Listed Building consent for alterations to the north west corner of the existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of new function room at 5<sup>th</sup> level, and installation of new gates and hard surfacing. 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 planning permission and Listed Building consent subject to conditions.

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

An objector addressed the Committee and outlined the following points:

- It was recognised that the applicant had made positive changes to the original plans following concerns raised including the provision of obscured glazing to the new windows and omitting the proposed roof terrace.
- Nearby residents remained concerned over the potential for noise pollution associated with the use of the new function room, particularly if the new windows were openable.
- The application would result in increased vehicular movements from the north service yard causing additional noise disturbance to residents on the roads adjacent to the site.
- Concerns were expressed over the change of use sought for this part of the Palace considering it was the only location backing onto a residential area and as such was not the most appropriate location for a function room which could cause noise problems to nearby properties, particularly on Dukes Avenue.

The Committee raised the following points following consideration of the objector's representation:

- Clarification was sought from officers as to whether potential noise nuisance arising from the operation of the function room was a planning issue. In response it was advised that officers had taken this issue into account when assessing the application but considered it acceptable taking into account the distance of the site to the closest neighbouring garden of 40m and the closest rear facing habitable windows on Dukes Avenue at 55-60m. Additional safeguards in terms of noise nuisance would also apply under the licensing legislative regime for any functions requiring a licence.
- Further details were sought on proposed glazing to the new window openings created. It was advised that the applicant had yet to confirm but the Conservation Officer outlined her view that the use of triple glazing would not be acceptable as the bulk of the frame would detract from the attractive northern wall. More slimline secondary glazing would likely be acceptable.

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

- The concerns expressed by neighbouring residents had been taken seriously, with changes made to the plans following the feedback received.
- The application was broadly inline with the Palace masterplan and which did not have planning status.
- The primary purpose of the application was for a storage building and to secure the structural integrity of the north wall of the Palace.
- Further professional advice would be sought regarding the future management of the kestrels nesting onsite.

- The concerns raised by the objector regarding potential noise nuisance from the operation of the function room and the glazing options for the new windows would be reported back to the Palace Trustees.

Clarification was sought on the cost of the application, why the project had not been incorporated within the larger Heritage Lottery project and whether a cheaper alternative storage solution had been considered. The applicant advised that £1.9m of the £2.5m cost of the project would be for the permanent structural support of the north wall. The storage provided was needed to hold event infrastructure including over 3k chairs. Alternative options had been considered but off site provision would be more costly and other locations within the Palace would not provide sufficient space.

The Chair proposed the addition of an informative for the applicant to review the proposed glazing to the function room windows in consultation with the Council's Conservation Officer.

The Chair moved the recommendation of the report and it was

### **RESOLVED**

- That planning application HGY/2016/1574 be approved subject to conditions

#### **TIME LIMIT**

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.

#### **IN ACCORDANCE WITH THE APPROVED PLANS**

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

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

#### **TRAVEL PLAN**

3. Prior to the occupation of each aspect of the development the applicant shall submit a Travel Plan for each aspect and appoint a travel plan co-coordinator for the development and must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.

The travel plan must include:

- a) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Council's transportation planning team.
- b) Cycle parking in line with the London Plan and a review cycle parking provision annually and a commitment to provide additional cycle parking facilities if required.
- c) A cycle strategy to promote cycle to and from the site
- d) Public transport information with ticketing (electronic or paper) where possible and on the website.

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

#### EVENT MANAGEMENT PLAN

4. Prior to the occupation of each aspect of the proposed development the applicant shall provide an event management plan/ local area management plan which includes the following information:

- a) Crowd management and dispersal including Stewarding
- b) Car park management plan
- c) Signage strategy to local transport interchange
- d) Shuttle bus strategy for local transport interchanges (Wood Green, Archways Station and possible Finsbury Park)
- e) Coach drop off and collection
- f) Parking controls on Alexandra Place Way
- g) Taxi collection strategy

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

#### CONSTRUCTION MANAGEMENT PLAN

5. The applicant is 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 Alexandra Palace Way and the roads surrounding the site is minimised. Construction vehicle movements shall be carefully planned and co-ordinated to avoid the AM and PM peak periods, the plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.

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

#### SERVICE AND DELIVERY PLAN

6. Prior to the occupation of each aspect of the proposed development the applicant is required to submit a service and delivery plan (DSP)

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

## **LOCAL EMPLOYMENT**

7. APPCT shall commit a named individual to participate in the Jobs for Haringey Initiative by working in partnership with the Assigned Officer to meet the requirements of the Jobs for Haringey Initiative during the implementation of the Development comprising:

- (i) using best endeavours for the procurement of not less than 20% of the onsite workforce employed during the construction of the Development to comprise of residents of the administrative area of the Council;
- (ii) in the event that the target set in (i) above is impractical for reasons notified to the Assigned Officer then a discussion to resolve this will take place at the very earliest opportunity and an alternative target will be set;
- (iii) using best endeavours for the procurement of half of the 20% referred to in (i) above to be undertaking training;
- (iv) in the event that the target set in (iii) above is impractical for reasons notified to the Assigned Officer then a discussion to resolve this will take place at the very earliest opportunity and an alternative target will be set;
- (v) to liaise with the Assigned Officer to help local suppliers and businesses to tender for such works as may be appropriate for them to undertake;
- (vi) to provide the Assigned Officer with any such information as is required to ensure compliance with these requirements.

APPCT shall work with the Council and the Haringey Employment and Recruitment Partnership to ensure that employment and training opportunities including jobs and apprenticeships arising from the Development post Implementation will be available to residents of the administrative area of the Council.

APPCT shall designate a named contact to liaise with the Haringey Employment and Recruitment Partnership's lead contact to ensure efficient management and supply of local Council residents for employment and training opportunities post Implementation of the Development and the Haringey Employment and Recruitment Partnership will provide and prepare said Council residents for all employment and training opportunities and will be the sole conduit for any recruitment assessment screening testing and application support arrangements.

Reason: In order to ensure that the scheme provides employment opportunities within the Borough and for the local community.

## **ENERGY STATEMENT**

8. Prior to the commencement of construction works the applicant shall provide a further energy statement in order to demonstrate that carbon savings have been maximised, taking account of the limitations of the building, in line with London Plan Policy 5.4. The development hereby permitted shall be built in accordance with the approved 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 5.4 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

## **CONSIDERATE CONSTRUCTORS**

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

Reason: In the interests of residential amenity.

#### ECOLOGY

10. The works shall be carried out in accordance with the recommendations set out in the Ecological Appraisal.

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 surrounding Site of Importance for Nature Conservation (SINCs) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.

#### SECURED BY DESIGN

11. The development hereby approved shall achieve a Secured by Design accreditation. The BBC Studios and Theatre shall not be occupied until an accreditation has been achieved.

Reasons: in the interest of public safety and to comply with Local Plan (2013) Policy SP11.

#### TREE PROTECTION

12. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, the measures set out in the Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be implemented and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

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

#### HARD LANDSCAPING

13. No development shall take place until full details of both hard (and any remedial 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

#### MANAGEMENT & CONTROL OF DUST

14. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been

submitted and approved by the LPA with reference to the GLA's SPG Control of Dust and Emissions during Construction and Demolition. All demolition and construction contractors and Companies working on the site must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: As required by London Plan Policy 7.4

**INFORMATIVE:** All tree works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

**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. Please note that it is the Brigade's policy to regularly advise their elected Members about how many cases there have been where they have recommended sprinklers and what the outcomes of those recommendations were.

**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:** In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

### **RESOLVED**

- That Listed Building consent application HGY/2016/1575 be approved subject to conditions:

### **TIME LIMIT**

1. The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### **IN ACCORDANCE WITH THE APPROVED PLANS**

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.

## **WORKS TO MATCH EXISTING**

3. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

## **HIDDEN FEATURES**

4. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

## **UNBLOCKING WORK**

5. Notwithstanding the approved drawings all the unblocking work shall be undertaken carefully with sensitivity to remaining historic fabric. All works to be made good in suitable breathable materials following the completion.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

## **FURTHER DESIGN DETAILS**

6. Notwithstanding the approved drawings, further details, 1:20 (or as appropriate) scale drawings, schedule of works and methodology statement (as appropriate) should be submitted for further approval in respect of the following, prior to the specific works commencing on site:

1. The glass link (drawings at a scale 1:20);
2. The opening up works to the tower and its refurbishment for the new uses;
3. Works required to stabilise the North wall;
4. Materials in relation to the new building including samples where necessary;
5. Fenestration details at 1:10 scale for the Tower, the North Wall (blocked up windows that are being opened) and the new building.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

## **6. GISBURN MANSIONS TOTTENHAM LANE N8 7EB**

The Committee considered a report on the application to grant planning permission for the erection of new third storey and new roof to provide 12 two bedroom flats. 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 amendment was advised to the wording of conditions 3, 5 and 7 to ensure they were robust and enforceable and in accordance with the approved plans.

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

- Current residents were entitled to quiet enjoyment of their properties and which also needed to be fit for habitation
- The construction works would generate significant dust and noise nuisance and result in loss of privacy for current residents over a significant period of time. The quality of life of the current top floor residents would particularly be impacted
- The 5% rent reduction offered by the applicant as landlord to existing residents to compensate for disruption from the works was inadequate
- There were existing maintenance issues with the building including damp and mould which hadn't been addressed by the applicant
- The new units would not be affordable family housing
- There were already a number of new housing developments being constructed in the area
- Long running issues with the existing refuse arrangements for the development would be exacerbated by 12 additional flats
- Concerns were expressed over the removal of the roof and the impact on TV aerials and chimneys for the dual fuel burners provided in a number of existing flats
- The construction timeframe was unrealistic taking into account the poor condition of the building
- The provision of 3 new parking bays was insufficient to serve the additional demand from the new flats and residents would circumvent the car free designation despite being located in a CPZ. This would also result in increased traffic on a one way road
- The objections made by the Conservation Officer to the application had not been addressed
- Sunlight and daylight surveys identified that one of the windows to 2 Gisburn Road would not comply with BRE guidelines in relation to daylight. In total, 12 windows to the property would be adversely impacted by the development, infringing on the resident's right to light. It was commented that a survey commissioned by the applicant was unlikely to be impartial.

The Committee raised the following points in discussion of the objector's representations:

- Assurances were sought on the concerns raised over increased car parking demand from the new flats. Transport officers outlined that parking would not be

available onsite and new residents would not be eligible for parking permits. Census figures demonstrated low car ownership levels in the area and the site had high accessibility to public transport. Cycle parking and access to car club membership would be secured under condition. There were two car club bays located in close proximity.

- The Committee suggested to the objectors that current tenants should negotiate further with the applicant over the proposed 5% rent reduction to compensate for disturbance caused by construction works.
- Assurances were sought over the daylight and sunlight surveys undertaken. Officers advised that the survey results were considered acceptable, with only one window having a marginal shortfall against BRE guidelines for daylight but which would not be noticeable. It was advised that any right to light claims were separate to the planning system and not a material planning consideration.
- Further clarification was sought of the Conservation Officer's view of the scheme. In response, she outlined that the scheme was not satisfactory from a conservation perspective due to the impact on the architectural integrity of the building, the disproportionate level of development and impact on the setting and views of the nearby Hornsey High St Conservation Area. However, as the site was not within the Conservation Area, the harm was considered less than substantial. In an additional response, the applicant identified that the building was not a heritage asset, would only be extended to three storeys and the main masonry features of the existing building would be preserved including gables and chimneys.
- In response to questions regarding the design, the applicant advised that the exterior finish to the third floor would be grey composite panels and that no lifts were currently within the building or planned for installation.

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

- Extensive pre and post application discussions had been held with officers and local residents, with changes made as a result of comments received
- The site was not located in a Conservation Area. The application would not cause substantial harm and would have public benefits including the provision of new housing units available for rent and an affordable housing contribution
- A sunlight and daylight survey had been undertaken in accordance with BRE guideline and illustrated overall compliance with the exception of a slight shortfall to one window
- Improvements would be made to the building during the works including to the communal staircase and gardens, underpinning and cycle storage
- The development would be designated car free as it was located in an area of high public transport accessibility
- Scaffolding on site would be alarmed and a supervisor living on site during the course of the construction works.
- Wherever possible, disturbance from construction would be minimised through the use of light weight materials and prefab offsite construction
- The current aerial system and chimneys would be retained
- A sound proof floor would be provided to the new units.

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

- Further information was sought on the shortfall of amenity space to the new units against London Plan standards. In response, it was advised that this was acceptable as a minor shortfall, with the majority of units complying and in consideration of access to the improved communal gardens to the rear.
- Clarification was sought on the consultation undertaken with local residents. The applicant advised that a range of events had been held at which a number of issues had been raised including refuse arrangements and noise and disturbance from the construction process.
- In response to concerns raised regarding refuse arrangements on site, the applicant advised that Council approval of plans for refuse and waste storage onsite would be secured under condition.
- Concern was raised that the application constituted overdevelopment. The applicant advised that the plans had been developed in consultation with officers and although the number of new flats had been maximised, the density remained within London Plan guidelines.

Cllr Bevan put forward a motion to reject the application on the grounds of layout, appearance, impact on the character of the adjacent Conservation Area, harm to the character and appearance of the setting and cumulative impact of the two storey extension on the building and the surrounding area. The motion was seconded by Cllrs Carter and Patterson. At a vote, it was

#### **RESOLVED**

- That planning application HGY/2015/1273 be rejected on the grounds of layout, appearance, impact on the character of the adjacent Conservation Area, harm to the character and appearance of the setting and cumulative impact of the two storey extension on the building and the surrounding area.

#### **7. LAND AT HARINGEY HEARTLANDS, BETWEEN HORNSEY PARK ROAD, COBURG ROAD, CLARENCE ROAD AND THE KINGS CROSS / EAST COAST MAINLINE, LONDON N8**

The Committee considered a report on the application to grant reserved matters approval a)scale; b)layout; c)landscaping; and d)appearance, pursuant to Outline Planning Permission ref. HGY/2009/0503 (EIA Development) (as varied by refs. HGY/2013/2455 and HGY/2016/0026), comprising a total of 1056 residential homes; 2,500sqm (GEA) of commercial floorspace uses (A1-A4/ B1/D1); 225 car parking spaces and car club facility; new pedestrian routes; new Pressure Reduction Station (PRS); and landscaping throughout the site including: a tree lined boulevard down Mary Neuner Road; a 'Pocket Park' off Hornsey Park Road; a public Garden Square; a private residential courtyard garden; and ecological gardens. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. It was explained that the layout of the development and the form of the main elements had been set with the granting of the outline planning permission by the Committee in March 2012. As such, the Committee were limited in terms of the

changes that could be made to the scheme under the current reserved matters application. It was further advised that the majority of the comments made by the Quality Review Panel related to elements of the scheme that had been fixed under approval of the outline planning application.

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

- Concerns were raised over the long corridors within the residential blocks and the number of single aspect flats. Officers identified that these were a design consequence of the perimeter plans for the scheme set under the outline planning approval.
- Clarification was sought on the lack of provision of a separate kitchen to the three bed units. Officers advised that this also arose from design constraints from the building perimeter. The affordable housing provision predominantly consisted of the larger units and as such any layout changes to include a separate kitchen would result in a reduction in the number of units.
- Concern was raised over the level of affordable housing to be achieved. Officers advised that the 14-24% level had been approved under the outline permission and could not be revisited.
- Clarification was sought on local employment opportunities linked to construction of the scheme. Officers advised that a local employment target had not been imposed under the original permission but that a £200k contribution to skills and training for local people would be secured.
- Clarification was sought from the applicant on the timescales for completion of the scheme and the phasing of delivery of the affordable housing units. In response it was advised that first occupation was expected at the end of 2019 with completion by 2026. Affordable housing units would be located to both sides of the scheme, with those to the southern end to be delivered in late 2019/20.
- Concerns were raised that the level of parking proposed would be insufficient. Transport officers advised that they were satisfied with the 225 spaces proposed, a typical level for a London scheme benefiting from high public transport accessibility. Access to a car club would also be secured under condition. Spaces would be located to the undercroft and hidden from view.
- It was commented that the scheme offered a unique opportunity to address environmental issues through an innovative landscaping plan such as encouraging wildlife diversity, improving drainage, reducing pollution, providing quality amenity space etc. The applicant advised that initial plans included the planting of a boulevard of lime trees to Mary Neuner Road and establishment of an ecological corridor. A pocket park consultation event was planned with the local community in the summer to allow input into the landscaping plans. The Chair asked that an informative be added for the applicant to consult with the RSPB, London Wildlife Trust, Groundworks and the Woodland Trust regarding the development of the landscaping plan.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That planning application HGY/2016/1661 be approved subject to conditions.

1. The development hereby authorised must be begun not later than the expiration of 2 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 approved plans and specifications comprise:

12511-SPR-00-00-3-1; 12511-SPR-05-00-3-3; 12511-SPR-05-01-3-3; 12511-SPR-05-02-3-3; 12511-SPR-05-03-3-3; 12511-SPR-05-04-3-3; 12511-SPR-05-05-3-4; 12511-SPR-05-06-3-2; 12511-SPR-15-00-3-2; 12511-SPR-20-01-3-3; 12511-SPR-20-02-3-3; 12511-SPR-20-03-3-1; 12511-SPR-20-04-3-2; 12511-SPR-20-05-3-1; 12511-SPR-20-06-3-1; 12511-SPR-20-07-3-1; 12511-SPR-20-08-3-1; 12511-SPR-20-09-3-2; 12511-SPR-B1-2-15-00-3-3; 12511-SPR-B1-2-15-01-3-3; 12511-SPR-B1-2-15-02-3-3; 12511-SPR-B1-2-15-03-3-3; 12511-SPR-B1-2-30-01-3-2; 12511-SPR-B1-2-30-02-3-3; 12511-SPR-B3-4-15-00-3-2; 12511-SPR-B3-4-15-01-3-2; 12511-SPR-B3-4-15-02-3-2; 12511-SPR-B3-4-15-03-3-2; 12511-SPR-B3-4-30-01-3-2; 12511-SPR-B3-4-30-02-3-2; 12511-SPR-B7-15-00-3-3; 12511-SPR-B7-15-01-3-3; 12511-SPR-B7-30-01-3-3; 12511-SPR-B7-30-02-3-3; 12511-SPR-B8-9-15-00-3-3; 12511-SPR-B8-9-15-01-3-3; 12511-SPR-B8-9-15-02-3-3; 12511-SPR-B8-9-15-03-3-3; 12511-SPR-B8-9-15-04-3-3; 12511-SPR-B8-9-15-05-3-3; 12511-SPR-B8-9-30-01-3-2; 12511-SPR-B8-9-30-02-3-3; 12511-SPR-B8-9-30-03-3-3; 12511-SPR-B11-13-15-00-3-3; 12511-SPR-B11-13-15-01-3-3; 12511-SPR-B11-13-15-02-3-3; 12511-SPR-B11-13-15-03-3-3; 12511-SPR-B11-13-30-01-3-2; 12511-SPR-B11-13-30-02-3-2; 12511-SPR-B12-15-00-3-3; 12511-SPR-B12-15-01-3-3; 12511-SPR-B12-30-01-3-3; 12511-SPR-B12-30-02-3-2; 12511-SPR-GC-15-00-3-1; 12511-SPR-GC-30-01-3-1; Schedule of Accommodation (27/05/2016); Design Commentary (Draft Rev.3-5 – 31/05/2016); Landscape Strategy (Rev F – 29/04/16); Planning Statement (Q60542 – May 2016); London Housing Design Guide Statement of Conformity (01/06/2016); Report on Daylight and Sunlight and Appendices (AC/DW/ROL7465 – 27/05/2016); Statement of Community Involvement (May 2016)

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

3. Prior to the occupation of each phase of the development hereby approved, confirmation that the phase of the development complies with the requirements of Secured by Design, shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants.

4. The developer will be required to enter into a Section 72 agreement to dedicate a 3m strip of land along Mary Neuner Road and a Section 278 agreement for the implementation of the realigned carriageway works and inset parking bays.

This agreement shall be entered into prior to the commencement of above ground works of the relevant phase(s) including these works.

Reason: To ensure safe and efficient vehicle access, and to secure the implementation of the highways works, enabling access to the development proposal.

**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:** 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 for extensions to existing buildings. The applicant is advised to visit [www.thameswater.co.uk/buildover](http://www.thameswater.co.uk/buildover).

**INFORMATIVE:** A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

**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:** With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from

Thames Water Developer Services will be required to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. They can be contacted on 0800 009 3921.

**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.

**INFORMATIVE:** There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

**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:** The discharge of condition application for the landscaping condition on the outline application should include:

- For the Landscaping beds in public realm (on street and square), to include planting to beds and maintenance that ensure the lush and varied vegetation shown in the proposals can be achieved and boundary treatments to all planting beds to show robust and effective means of separation from roadways and paths, such as a dwarf wall or fence of suitable and complimentary design.
- For the Pocket Park & Residents' Garden, to include:
  - how it is a direct, well lit, clear and safe route that allows visibility right through from Hornsey Park Road through to the Spine Road (Mary Neuner Way);
  - how the different programmes, layout planting, management and uses create a distinction in character between the two spaces;
  - details of the boundary between the two spaces, including gateway(s) and thresholds between the two;
  - details of path treatment that distinguish in appearance and durability between the heavily used "primary" footpath / cyclepath, main secondary paths (particularly those to the south of the Residents' Garden, tertiary circumambulation paths and those such as to the ecological gardens / private (communal) gardens used primarily for occasional visits and/or maintenance; and
  - details of landscape screening to the PRS.
- For the Private Communal Gardens, to include details of separation of these block by block and/or core by core, boundary fences, and youngest childrens' play facilities (in each one)

## **8. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

The Committee considered a report setting out decisions on planning applications taken under delegated powers for the period 30 May to 24 June 2016.

### **RESOLVED**

- That the report be noted.

## **9. UPDATE ON MAJOR PROPOSALS**

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

The Committee raised the following points:

**255 Lordship Lane:** it was updated that there had been a delay in signing off the s106 agreement but that negotiations were ongoing.

**Apex House:** concerns were raised about the retention of the original architect and delays signing off the s106 agreement. Officers advised that the permission had been signed off a couple of weeks ago and included a condition covering the retention of the architect or Council approval of any proposed replacement.

**Lawrence Road:** concerns were raised over the lack of cohesion in design between the schemes coming forward for this area. Officers confirmed they were aware of these concerns. The provision of local space was also being looked into.

### **RESOLVED**

- That the report be noted.

## **10. DATE OF NEXT MEETING**

5 September.

CHAIR: Councillor Natan Doron

Signed by Chair .....

Date .....