

NOTICE OF MEETING

PLANNING SUB COMMITTEE

**Thursday, 2nd February, 2017, 7.00 pm - Civic Centre, High Road,
Wood Green, N22 8LE**

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

Quorum: 3

1. FILMING AT MEETINGS

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

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

2. APOLOGIES

3. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 10 below.

4. DECLARATIONS OF INTEREST

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

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

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

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

5. MINUTES (PAGES 1 - 62)

To confirm and sign the minutes of the Planning Sub Committees held on 12 December 2016 and 16 January 2017.

6. PRE-APPLICATION BRIEFINGS

The following items are pre-application presentations to the Planning Sub-Committee and discussion of proposals.

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

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

The Members' Code of Conduct and the Planning Protocol 2016 continue to apply for pre-application meeting proposals even though Members will not be exercising the statutory function of determining an application. Members should nevertheless ensure that they are not seen to pre-determine or close their mind to any such proposal otherwise they will be precluded from participating in determining the application or leave any decision in which they have subsequently participated open to challenge.

Please note that there are no public speaking rights for pre-application briefings.

7. **'KWIK FIT' SITE, 163 TOTTENHAM LANE, CROUCH END N8 9BT
(PAGES 63 - 74)**
8. **PLOT SW, HALE WHARF, FERRY LANE (PAGES 75 - 86)**
9. **THE CHOCOLATE FACTORY, CLARENDON ROAD, WOOD GREEN N22
6XJ (PAGES 87 - 94)**
10. **NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

11. DATE OF NEXT MEETING

13 February.

Maria Fletcher, Principal Committee Co-ordinator
Tel – 020 8489 1512
Fax – 020 8881 5218
Email: maria.fletcher@haringey.gov.uk

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

Wednesday, 25 January 2017

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MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 12TH DECEMBER, 2016, 7pm

PRESENT:

**Councillors: Natan Doron (Chair), Vincent Carroll (Vice-Chair),
Dhiren Basu, David Beacham, John Bevan, Clive Carter, 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. PLANNING PROTOCOL

RESOLVED

- That the details of the process to be followed for the meeting be noted.

3. APOLOGIES

Apologies were received from Cllrs Mallett and Mitchell.

4. URGENT BUSINESS

None.

5. DECLARATIONS OF INTEREST

None formally declared.

The Chair outlined that inline with advice provided by legal services that Members and officers would be asked, in the interests of openness and transparency, to declare any personal interests in relation to agenda item 9, land to the rear 790-796 High Road N17, where the applicant was Tottenham Hotspur Football Club. This corresponded with the approach taken for the determination of the main application for the Spurs stadium scheme at Committee on 16 December 2015. Item 9, similarly to the stadium application, related to the primary activity of the applicant as a football club and as such the same process relating to the making of declarations of interest was recommended to be followed. In light of this advice, the following declarations were made:

Cllr Doron (Chair): Spurs supporter but affirmed that the interests of the people of Haringey came first in determining the application.

Cllr Patterson: no interest to declare

Cllr Basu: no interest to declare

Cllr Beacham: no interest to declare

Cllr Carter: no interest to declare

Cllr J Mann: Arsenal supporter but affirmed that the interests of the people of Haringey came first in determining the application.

Cllr Waters: no interest to declare

Cllr Bevan: identified that he attended regular community engagement meetings with Spurs related to the progress of the stadium construction works.

Cllr Carroll: Everton FC supporter

Stuart Minty, Head Development Management: Portsmouth FC supporter

Emma Williamson, Ass Director Planning: no interest to declare

Ben Burgerman, legal advisor - Spurs supporter

Maria Fletcher, clerk - no interest to declare

Tay Makoon, Member Liaison - no interest to declare

John McRory, Major Applications Team Leader – Sheffield Wednesday FC supporter.

James Hughes, Planning Officer - no interest to declare

Richard Truscott, Urban Design Officer – Rochdale AFC and Manchester United supporter

Nairita Chakraborty, Conservation Officer - no interest to declare

Maurice Richards, Transport Planner – no interest to declare.

6. MINUTES

RESOLVED

- That the minutes of the Planning Committees held on 10 October and 1 November be approved.

7. MONO HOUSE 50-56 LAWRENCE ROAD N15 4EG

The Committee considered a report on the application to grant planning permission for the demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road and a part 5, 3 and 2 storey building forming an intermediate block and mews to the rear comprising 47 residential units (use class C3) and 176sqm of commercial floor space (use class B1) on ground floor, including 8 car parking spaces and associated landscaping and cycle parking. 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.

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

- Concerns were raised that a number of the units were below London Plan space standards. In response, it was advised that the three units in question to the top floor of the scheme were considered acceptable as they exceeded studio unit space standards and also benefitted from large balconies and south facing orientation.
- Assurances were sought over the determination made that the scheme would not be required to provide child play space onsite, in particular the projections that the

scheme would house only 8 children. The applicant advised that a GLA toolkit had been used to forecast future child occupancy and that the figure generated was below the threshold requiring the onsite provision of play space. In addition, all units would have private amenity space plus the larger family size units would benefit from generous outdoor space. The site was also located in close proximity to local green spaces including Elizabeth Place Park.

- Clarification was sought on vehicular access to the site. The applicant advised that the main access was off Lawrence Road, plus a secondary route via the adjacent Bellway scheme.
- Concerns were raised regarding the viability assessment for the scheme and the low level of affordable housing proposed of 5 shared ownership units plus only a 10% contribution by the applicant as financial compensation for the loss of employment floorspace onsite. Officers advised that the viability assessment had been independently assessed by the Council and which had assessed viability at zero affordable housing units in consideration of issues such as the constraints of the site, high build costs and the existing use value of the land. The applicant was however proposing 19% affordable housing based on habitable rooms and as such the levels were comparable with other schemes in the area. The Committee were reminded that the Council's 40% affordable housing target was on a borough and not individual scheme basis and to date was on track to be achieved. Cllr Bevan proposed deferring determination of the application to permit reassessment of the viability assessment. The Ass Director Planning reiterated that the applicant's viability assessment had been independently assessed using a set methodology and as such there was no value in reviewing the assessment as the checks and balances were robust. It was also advised that a 10 month review mechanism would be included within the s106 agreement. Officers proposed an amendment to the mechanism in response to concerns raised for the trigger for the review of viability matters to be when 70% of units were occupied which was inline with the Mayoral viability SPG which was currently out for consultation.

The Chair moved the recommendation of the report subject to the proposed revision to the review mechanism as detailed above and it was

RESOLVED

- That planning application HGY/2016/2824 be approved and the Head of Development Management be authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms.
- That the section 106 legal agreement above be completed no later than 15th January 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- That, following completion of the agreement above within the time period provided for above, planning permission be granted in accordance with the planning application subject to the attachment of the conditions.

- That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in the officer report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.

Conditions

1) Three Year Expiry (HGY Development Management)

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 Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2) Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawing nos:

1024-00-001rev Q; 1024-00-002revK; 1024-00-003revK; 1024-00-004revJ; 1024-00-005revG; 1024-00-006revF; 1024-00-007revF; 1024-00-008revF; 1024-00-009revD; 1024-00-010revM; 1024-00-011revEcol; 1024-00-012revD; 1024-00-013revCcol; 1024-00-014revDcol; 1024-00-015revDcol; 1024-00-016revDcol; 1024-100-001-col; 1024-100-002 ; 1024-100-003; 1024-100-004; 1024-100-005; 1024-100-006; 1024-100-007; 1024-100-008 ; 1024-100-009; 1024-100-0101024-100-011revA; 1024-100-012revA; 1024-100-013; 1024-100-014; 1024-100-01.

The approved documents comprise:

Affordable Housing and Viability Assessment prepared Quod dated August 2016; Arboricultural Report prepared by Landmark Trees dated 8th August 2016; Commercial Report prepared by Currell dated August 2016; Daylight and Sunlight Report prepared by Point 2 Surveyors dated August 2016; Design and Access Statement Rev E prepared by RAK dated August 2016; Energy Statement prepared by Syntegra dated August 2016; Noise Impact Assessment prepared by KR Associates dated August 2016; Planning Statement and Heritage Statement prepared by RPS CgMs dated 11th August 2016; Planning Statement Addendum prepared by RPS CgMs dated 13th September 2016. Statement of Community Involvement prepared by Terrapin Communications dated August 2016; Surface Water Management Report prepared by MTS dated July 2016; Transport Statement prepared by Motion dated August 2016; Travel Plan Statement prepared by Motion dated August 2016.

The development shall be completed in accordance with the approved plans and documents 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 ensure the development is carried out in accordance with the Approved details and in the interests of amenity.

3) Preclusion of A Class Uses – Ground Floor Office (LBH Development Management)

The office use hereby approved shall only be used as a office, to the express preclusion of any other use within Use Class A of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, unless agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the locality and prevent the introduction of retail uses along Lawrence Road.

4) Materials Samples (LBH Development Management)

Prior to the commencement of the development, samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall 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. Details shall include louvered screens on the north elevation of Block B. The development shall be constructed of the approved materials and maintained thereafter.

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.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

5) Boundary Treatments (HGY Development Management)

Prior to the commencement of the development, details of the proposed boundary treatment shall be submitted in writing to and approved by the Local Planning Authority. 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

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

6) Hard and Soft Landscaping (LBH Development Management)

Prior to the commencement of the development (excepting demolition works), full details of both hard and soft landscape works shall be submitted to and for approval by the Local Planning Authority. Details of hard landscaping works shall include:

- other vehicle and pedestrian access and circulation areas (including details of the southern access to the site)
- hard surfacing materials

- minor artefacts and structures (eg. furniture, 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) including details of the re-located sub-station on the site.

Details of soft landscape works shall include:

- planting plans
- a full schedule of species of new trees and shrubs proposed to be planted (including plantings in the waste collection area fronting Lawrence Road)
- 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; and
- an implementation programme.

The hard and soft landscaping shall be constructed in accordance with the approved details. The approved soft landscaping details shall be implemented in the first planting and seeding season following the occupation of the approved development. The approved hard landscaping details shall be implemented within 3 months of the residential occupation of the development. Reason: to protect the amenity of the locality and ensure high quality landscaping.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

7) Landscaping – Replacement of Trees and Plants (LBH Development Management)

Any tree or plant on the development which, within a period of five years of occupation of the approved development 1) died 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

Reason: to protect the amenity of the locality.

8) Confirmation of Site Levels (LBH Development Management)

Prior to the commencement of the development, the details of all levels on the site in relation to the surrounding area shall be submitted in writing to and for approval by the Local Planning Authority. The development shall be constructed in accordance with approved details.

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

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

9) Detail of Sub-Station Re-location (LBH Development Management)

Prior to the commencement of the development, details of the re-location of any electrical substation on the land shall be submitted in writing to and for approval by the Local Planning Authority. The detail shall demonstrate liaison with the relevant sub-station operator and that the re-location will not prejudice local amenity. The re-location shall be undertaken in accordance with the approved details and maintained thereafter.

Reason: to protect local amenity and ensure orderly development.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

10) Impact Piling Method Statement (Thames Water)

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

11) Land Contamination – Part 1 and 2 (LBH Environmental Services and Community Safety)

Part 1:

Before development commences other than for investigative work:

a) Using the information contained within the Phase I desktop study and Conceptual Model, a site investigation shall be carried out for the site. The investigation must be comprehensive enough to enable:- a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

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

Part 2:

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

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

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

12) Details of Sustainable Drainage – (LBH Senior Drainage Engineer)

The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

13) Development in accordance with BREEAM Rating (LBH Carbon Management)

The development hereby approved shall be constructed in accordance with the approved document Energy Strategy Report dated Aug 2016 by Syntegra Consulting Ltd. to deliver the rating of BREEAM New Construction (2014) of 'Very Good'.

Reason: to address the impacts of climate change and ensure sustainable development.

14) BREEAM Verification Certificate Submission (LBH Carbon Management)

Within six calendar months of the residential occupation of the development hereby approved, details confirming the standard of BREEAM New

Construction (2014) “Very Good” has been achieved shall be submitted in writing to the Local Planning Authority. The details shall include a Post Construction Certificate issued by an independent certification body, confirming the relevant standard has been achieved. The development shall be maintained to the relevant standard thereafter.

Reason: to address the impacts of climate change and ensure sustainable development

15) BREEAM Non-Compliance Remediation (LBH Development Management)

In the event that the development fails to achieve the relevant BREEAM standard of ‘Very Good’ and unless a subsequent carbon offset payment program is agreed in writing with the Local Planning Authority, within two calendar months of the submission of the post construction certificate noted in the “BREEAM Verification Certificate Submission” Condition above, details of a full schedule of remedial works required to achieve the relevant BREEAM rating shall be submitted in writing to and for approval by the Local Planning Authority. The approved details shall be implemented within 3 months of the date of approval and maintained thereafter.

Reason: In the interest of addressing climate change

16) Chimney Height Calculations, Diameters and Locations (LBH Environmental Services and Community Safety)

Prior to construction of the development details of all the chimney height calculations, diameters and locations must be submitted for approval by the Local Planning Authority.

Reason: To protect local air quality and ensure effective dispersal of emissions. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

17) Details of Combined Heat and Power (CHP) – (LBH Environmental Services and Community Safety)

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. A CHP Information form must be submitted to and approved by the Local Planning Authority.

Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

18) Details of Gas Boilers - (LBH Environmental Services and Community Safety)

Prior to installation, details of all (Communal and Individual) gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: As required by The London Plan Policy 7.14.

19) Details of Gas Boilers – (LBH Carbon Management)

Details of the boiler facility and associated infrastructure, which will serve heat and hot water loads for all the units on the site shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to any works commencing on site. The details shall include:

- a) location of the energy centre;
- b) specification of equipment;
- c) flue arrangement;
- d) operation/management strategy; and
- e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)

The boiler facility and infrastructure shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with London Plan policy 5.7 and local plan SP:04 and DM 22.

20) Development in accordance with target solar electricity delivery (LBH Carbon Management)

The development hereby approved shall be constructed in accordance with the approved document Energy Strategy Report dated August 2016 prepared by Syntegra Consulting Ltd to deliver 31kWp of electricity by way of the approved rooftop PV Solar Panels.

Reason: to address climate change.

21) Details Roof Top PV Panels (LBH Development Management)

Prior to the occupation of the development for residential purposes, details of the layout and specification of the PV solar panel installation hereby approved (including any green roofs required for drainage purposes) shall be submitted in writing to and approved by the Local Planning Authority. The details of the installation shall demonstrate compliance with the Microgeneration Certification Scheme (MCS). The installation shall be constructed in accordance with the approved details and maintained thereafter.

Reason: To address climate change.

22) Details of AQDMP – (LBH Environmental Services and Community Safety)

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

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

- 23) Consideration Constructor Scheme Registration (LBH Environmental Services and Community Safety)
Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the Locally Planning Authority.
Reason: To Comply with Policy 7.14 of the London Plan
The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
- 24) Plant and Machinery - EU Directives (LBH Environmental Services and Community Safety)
All plant and machinery to be used at the demolition and construction phases shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM.
Reason: to protect local air quality
- 25) Registration of NRMM - (LBH Environmental Services and Community Safety)
No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases meets Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>.
Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.
Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.
The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
- 26) NRMM Inventory and documentation availability (LBH Environmental Services and Community Safety)
An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.
Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.
- 27) Details of Noise Mitigation Measures (LBH Development Management)
Prior to the commencement of the development, details of measures to demonstrate compliance with British Standard 8233: 2014 to mitigate the impact of external noise shall be submitted in writing to and approved by the Local Planning Authority. The mitigation measures shall be in general conformity with Table 9.2.3 of the Approved Document Noise Impact Assessment prepared by KR Associates (UK) Ltd dated 7th August 2016. The mitigation measures shall be installed in accordance with the approved details and prior to the occupation of the development for residential use.

Reason: To mitigate the impact of external noise on the residential units hereby approved.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

28) Details of Mechanical Plant (LBH Development Management)

Prior to the commencement of the development, details of mechanical plant associated with the A1 retail unit on the ground floor and the roof top mounted plant shall be submitted in writing to and approved by the Local Planning Authority. The details shall demonstrate the subject plant will not exceed the maximum noise and vibration levels set out in the Table 1.4.4 of the Approved Document Noise Impact Assessment prepared by KR Associates (UK) Ltd dated 7th August 2016. The plant shall be constructed in accordance with approved details and maintained thereafter.

Reason: To ensure retail and roof top mechanical plant does give rise to noise impacts to the dwellings hereby approved.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

29) Waste Management Scheme (LBH Environmental Services and Community Safety)

A scheme setting out details of the collection and storage of waste and recycled materials shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall demonstrate sufficient on site capacity for the storage of both residential waste and recycled materials and provide the details of a cleaning plan. The scheme shall preclude the storage of waste on Lawrence Road on non-collection days. The scheme shall be implemented as approved prior to the residential occupation of the development and maintained thereafter.

Reason: To protect the amenity of the locality.

30) Cycle Parking Details (Transport for London + LBH Transportation)

Prior to the occupation of the development for residential purposes, full details of the cycle parking hereby approved (including the type, dimensions and method of security and access, as well as details of water storage for plant watering) shall be submitted in writing to and approved by the Local Planning Authority. The details shall be in accordance with the London Cycle Design Guide and submitted to the Authority following consultation with Transport for London. The cycle parking shall be constructed in accordance with the approved details and maintained thereafter.

Reason: to ensure sustainable modes of transport.

31) Demolition and Construction Logistics Plan (DCLP) + Demolition and Construction Management Plan (DCMP) (Transport for London + LBH Transportation)

Prior to the commencement of the development, a Demolition and Construction Management Plan (D+CMP) and a Demolition and Construction Logistics Plan (D+CLP) shall be submitted in writing to and for approval by the Local Planning

Authority. The D+CMP and D+CLP should provide details of how demolition and construction work would be undertaken in a manner that minimises disruption to traffic and pedestrians on Lawrence Road, Collingwood Road and Nelson Road. Demolition and Construction vehicle movements shall also be planned and coordinated to avoid the AM and PM travel peak periods. The D+CMP and D+CLP shall be implemented as approved and maintained for the duration of the demolition and construction processes.

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

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

32) Servicing and Delivery Plan (SDP) (LBH Transportation)

Prior to the occupation of the development for residential purposes, a Servicing and Delivery Plan (SDP) shall be submitted in writing to and for approval by the Local Planning Authority. The SDP shall demonstrate how servicing and deliveries will occur at the site, and that serving and delivery vehicle movements are planned and coordinated to avoid the AM and PM peak travel periods. The SDP shall be implemented as approved and maintained thereafter.

Reason: To reduce traffic and congestion on the transportation and highways network.

33) On Site Car Parking Allocation Details (LBH Development Management)

Prior to the occupation of the development for residential purposes, the applicant shall submit in writing to and for approval by the Local Planning Authority details of the allocation of the non-disabled on site car parking. The details shall demonstrate that the on site car parking allocation has been prioritised for the shared ownership family units hereby approved. The car parking shall be allocated in accordance with the approved details and maintained thereafter.

Reason: to ensure sustainable modes of travel.

34) Tree Protection Method Statement (LBH Tree & Nature Conservation)

Prior to the commencement of the development, a Tree Protection Method Statement (TPMS), in general accordance with the recommendations in the approved document Arboriculture Impact Assessment Report dated 8th August 2016 prepared by Landmark Trees, shall be submitted in writing to and for approval by the Local Planning Authority. The TPMS shall additionally provide:

- The frequency of periodic inspections of the installed tree protection measured to be undertaken by the Consultant Arboriculturist during the development process.
- Confirmation all construction works within identified root protection areas (or areas that may impact on them) must be carried out under the supervision of the Consultant Arboriculturist.

The scheme shall be implemented as approved, maintained until the development works are complete, and any associated tree protection works shall be removed as soon as is practicable when no longer required.

Reason: In order to safeguard the trees in the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

35) Tree Protection Site Meeting (LBH Tree & Nature Conservation)

Prior to any demolition on the applicant site, a Tree Protection Site Meeting shall occur. The meeting shall be attended by the Site manager, the Consultant Arboriculturist, the Council Arboriculturist and all relevant contractors. The meeting shall confirm all the protection measures in line with the approved Tree Protection Scheme, and discuss any construction works that may impact on the trees.

Reason: In order to safeguard the trees in the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

36) Inspection of Tree Protection Measures (LBH Tree & Nature Conservation)

Prior to any demolition on the application site, the installed tree protection measures as approved in the Tree Protection Scheme must be inspected and approved by the Council's Arboriculturist.

Reason: In order to safeguard the trees in the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

37) Details of Central Dish/Receiving System (LBH Development Management)

Prior to the occupation of the development, details of a Central Satellite Dish/Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

Reason: to protect the amenity of the locality.

38) Individual Satellite Dishes or Television Antennas Precluded (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting the approved central dish/receiving system approved pursuant to the "Central Dish/Receiving System" condition above.

Reason: to protect the amenity of the locality.

Informatives:

1) Working with the Applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

2) Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy 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.

3) Hours of Construction Work (LBH Development Management)

INFORMATIVE: 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.

4) Party Wall Act (LBH Development Management)

INFORMATIVE: 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.

5) Requirement for Groundwater Risk Management Permit (Thames Water)

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. Thames Water 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 wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

6) Attenuation of Storm Flows. Combined Sewer drain to nearest manhole. Connection for removal of ground water precluded. Approval required for discharge to public sewer. (Thames Water)

INFORMATIVE: 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 0800 009 3921.

7) Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres. (Thames Water).

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 thameswater.co.uk/buildover.

8) Water Main Crossing Diversion (Thames Water)

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.

9) Minimum Pressure and Flow Rate from Pipes (Thames Water)

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.

10) Responsibility to Dispose of Commercial Waste (LBH Neighbourhood Action Team)

INFORMATIVE: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

11) Asbestos Survey (LBH Environmental Services and Community Safety)

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

12) New Development Naming (LBH Transportation)

INFORMATIVE: The new development will require naming. The applicant should contact LBH Local Land Charges at least six weeks before the development is occupied on 020 8489 5573 to arrange for the allocation of a suitable address.

13) Connecting and Sharing Heating Plant (LBH Carbon Management)

INFORMATIVE: The applicant is advised to liaise with the owner of the adjoining development to the south (the Bellway Homes scheme) to discuss connecting and sharing heating plant. To further discuss district heating, contact Joe Baker, Head of Carbon Management at joe.baker@haringey.gov.uk.

14) Affordable Housing Preferred Partners (LBH Housing)

INFORMATIVE: The Council has established a preferred partners list to deliver affordable housing, working with six specific registered providers to increase investment and improve efficiency. To further discuss the preferred partners, the applicant is advised to contact Robinson Yvonne, Housing Enabling Officer, at Yvonne.robinson3@haringey.gov.uk

15) Designing Out Crime – Certified Products (Metropolitan Police)

INFORMATIVE: In meeting the requirements of Approved Document Q pursuant to the building regulations, the applicant may wish to seek the advice of the Police Designing Out Crime Officers (DOCOs) concerning certified products. The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

16) Tree Protection Site Meeting and Inspection (LBH Tree & Nature Conservation)

INFORMATIVE: To schedule a Tree Protection Site Meeting and pre-demolition inspection of tree protection measures, contact Alex Fraser, Tree & Nature Conservation Manager on 020 8489 5657 or alex.fraser@haringey.gov.uk.

17) Environment Agency – Additional Advice (Environment Agency)

INFORMATIVE: The Environment Agency has provided advice to the applicant in respect of Ground Water Protection and Land Affected by Contamination. This advice is available on the Council's website using the application reference number.

8. LAND TO THE REAR OF 790-796 HIGH ROAD N17 0DH

The Committee considered a report on the application to grant planning permission for the erection of a four storey building (Sui Generis Use) to comprise new ticket sales

offices, retail, administrative offices and other ancillary uses; demolition of rear extensions of the listed buildings Nos. 792 and 794 High Road; demolition of boundary wall to the rear of 792-796 High Road; associated hard and soft landscaping; and other ancillary works and Listed Building consent for the demolition of rear extensions of the listed buildings Nos. 792 and 794 High Road; demolition of boundary wall to the rear of 792-796 High Road. 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 subject to conditions and grant Listed Building consent subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out a number of amendments to the proposed conditions.

A representative for the Tottenham Conservation Area Advisory Committee (CAAC) addressed the Committee in objection to the impact of the scheme on the adjacent statutorily listed Georgian terrace, an important asset for Tottenham and the local community. Concerns were raised that the proposed four storey scheme would tower over the terrace, diminish the setting of the historic buildings and would not serve to enhance the Conservation Area. The football club was a large land owner in the borough and as such had the option to site the ticket sales office in an alternative location where the protection of historic buildings was not a risk.

The Committee raised concern over the lack of perspective pictures within the officer report illustrating the relationship between the proposed scheme and the Georgian terrace including the visual impact from the west side of Tottenham High Road. Officers provided assurance that no changes were proposed to the frontage of the listed terrace facing onto the High Road and Conservation Area. Works planned to the terrace were confined to the demolition of two modern extensions to the rear in order to reinstate the gardens as part of high quality public realm improvements. The Conservation Officer added that the images contained within the agenda pack had been generated using high tech software and as such were accurate. Following her detailed assessment of the application, she was confident that the new building would not tower over the listed terrace and that proposed works to the rear of the terrace would enhance the setting and the wider Conservation Area and allow integration with the stadium scheme. The top floor to the new ticket office would also be recessed to reduce the visual impact from the High Road.

Cllr Bevan expressed his thanks for the representation from the Tottenham CAAC and praised the valuable work they undertook in the area.

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

- The new proposed building had come about as part of a revision of the main stadium scheme plans including reviews of security, counter terrorism and queuing arrangements.
- Alternative locations for the function had been considered but were not deemed appropriate for the proposed used.

- The building would form part of the first phase of the masterplan for the northern terrace which was being brought forward following full consultation.
- Demolition works only extended to recent additions to the listed terrace which would overall enhance its setting. The applicant was in agreement with the views expressed by the CAAC on the importance of the historic terrace.

The Committee sought clarification as to whether the issue within the officer report relating to the placement and type of noise generating mechanical plant equipment had been resolved. Officers confirmed that this issue would be secured under condition.

Clarification was sought in relation to the wider stadium scheme on whether following completion, the High Road would be closed and bus routes diverted on match days. Transport officers advised that this would be the case, with the road closed for around 20 minutes post match, with buses diverted through Northumberland Park and Lansdowne Road.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/3310 be approved and that the Head of Development Management be authorised to issue the planning permission and impose conditions and informatives.
- That Listed Building application HGY/2016/3540 be approved and that the Head of Development Management be authorised to issue the listed building consent and impose conditions and informatives.

1) Three Year Expiry (HGY Development Management)

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) Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawing nos: 140922-NT-00-801; 140922-NT-00-802; 140922-NT-00-810; 140922-NT-10-801;140922-NT-10-802; 140922-NT-10-803;140922-NT-10-804;140922-NT-10-805;140922-NT-10-821;140922-NT-10-822;140922-NT-11-811;140922-NT-11-815; 140922-NT-20-801; 140922-NT-20-802; 140922-NT-20-803;140922-NT-20-804;140922-NT-20-805;140922-NT-20-820; 140922-NT-20-821;140922-NT-20-822;140922-NT-20-851; POP-4494-PLN-GA-8000; POP-4494-PLN-GA-8001;POP-4494-PLN-GA-8010; POP-4494-PLN-GA-8011; POP-4494-PLN-GA-8020; POP-4494-PLN-GA-8021; 140922-NT-21-801;140922-NT-21-820; 140922-NT-31-601.

The approved documents comprise:

Application Cover Letter - Quod
Planning Statement- Quod

Design and Access Statement prepared by F3 Architects (including Movement Strategy)

Application Drawing Schedule - Quod

Heritage Statement (to include Historic Building Survey) - F3 Architects

AVR Methodology Statement - INK

Sustainability Statement - XCO2

Energy Statement (to include technical details of air conditioning) - XCO2

Concept Below Ground Drainage Strategy (including foul/waste water) - Lyons O'Neill

Transport Statement - Tim Spencer & Co

Noise Impact Assessment (to include technical details of air conditioning) - XCO2

Archaeological Desk Based Assessment - LP Archaeology

Design Stage Demolition, Excavation and Construction Site Waste Management Plan

Daylight, Sunlight & Overshadowing Assessment - XCO2

Contaminated Land Assessment - Desk Study Report Southern Testing

Construction Management Plan Base Contracts

The development shall be completed in accordance with the approved plans and documents 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 ensure the development is carried out in accordance with the Approved details and in the interests of amenity.

3) Materials Samples (LBH Development Management)

Prior to the commencement of the development, samples of all materials to be used in conjunction with the proposed development for all the external surfaces of the building hereby approved, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The submission shall also include plans of the key junctions of the cast iron cladding at a scale of 1:5 or greater. The development shall be constructed of the approved materials and the junctions to the approved 1:5 scale plans, and maintained thereafter.

Reason: to protect the amenity of the locality

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

4) Accessibility Management Plan (LBH Development Management)

Prior to the commencement of the development (excepting demolition), an Accessibility Management Plan shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall demonstrate accessibility for all users, including users of the ticketing windows, security/concierge window, the retail shop and public spaces. The Plan shall be implemented prior to the use of the building for retail sales, ticket sales or office use, and be maintained thereafter.

Reason: to ensure accessible visitor attractions.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

5) Car Parking Management Plan (LBH Transportation)

A car parking management plan shall be submitted in writing to and for approval by the Local Planning Authority. The plan shall demonstrate the provision of disable car parking spaces (including 2 wheelchair accessible car parking spaces serving the development hereby approved, and the provision of 4 disabled car parking spaces serving the UTC approved under application HGY/2013/1976 which have been removed by the grant of this planning permission). The plan shall be implemented as approved prior to the use of the site for ticket sales, and maintained thereafter.

Reason: to ensure inclusive car parking provision to the development site.

6) Construction Management + Logistics Plans (LBH Transportation)

3 calendar months prior to the commencement of the development, a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP) shall be submitted in writing to and for approval by the Local Planning Authority. The Plans shall provide details on how construction work (including demolition) will minimise disruption to traffic and pedestrians on the High Road N17 and the roads surrounding the site. The plans shall demonstrate that construction vehicle movements are planned and coordinated to avoid the AM and PM peak periods. The Plans shall be implemented as approved and maintained for the full development period.

Reason: to ensure safe operation of the highway network and the free flow of traffic.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

7) Boundary Treatments (LBH Development Management)

Prior to the commencement of the development, details of the proposed boundary treatment shall be submitted in writing to and for approval by the Local Planning Authority. The approved boundary treatment shall be installed prior to occupation and use of the Paxton Building for tickets sales and maintained thereafter.

Reason: In the interest of the visual amenity

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

8) Hard and Soft Landscaping (LBH Development Management)

Prior to the commencement of the development (excepting demolition works), full details of both hard and soft landscaping shall be submitted in writing to and for approval by the Local Planning Authority. Details of hard landscaping works shall include:

- vehicle and pedestrian access (including vehicle gating) and circulation areas
- hard surfacing materials (including full product specification of paving bands)
- street furniture (including full product specification for cycle hoops, benches and stools and litter bins)
- fixed and deployable rising bollards
- fixed queuing infrastructure (including railing line)

Details of soft landscape works shall include:

- planting plans for all planting zones
- a full schedule of species of new trees and shrubs proposed to be planted (in general accordance with the approved Design and Access Statement)
- written specifications (including cultivation and other operations) associated with plant establishment;

- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- an implementation programme.

The hard and soft landscaping shall be implemented in accordance with the approved details. The approved soft landscaping details shall be implemented in the first planting and seeding season following the occupation of the approved development. The approved hard landscaping details shall be implemented prior to the use of the site for any ticket sales.

Reason: to protect the amenity of the locality and ensure high quality landscaping.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

9) Landscaping – Replacement of Trees and Plants (LBH Development Management)

Any tree or plant on the development which, within a period of five years of occupation of the approved development 1) died 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

Reason: to protect the amenity of the locality.

10) Paxton Building Management Plan (LBH Development Management)

Prior to the commencement of above ground works on the Paxton Building details of a management plan for the Paxton Building shall be submitted in writing to and for approval by the Local Planning Authority. The details shall specify the hours of operation of the manned security/concierge desk and demonstrate the appropriate management of and access to the undercroft ticket queuing area at all times. The approved details shall be implemented prior to the use of the site for any ticket sales, and maintained thereafter.

Reason: to prevent crime and anti-social behavior

11) CCTV Strategy (LBH Development Management)

Prior to the commencement of above ground works on the Paxton Building, details of a CCTV strategy shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate appropriate placement and operation of CCTV to surveil the undercroft ticket queuing area and the public realm hereby approved. The strategy shall consider the amenity of adjoining occupiers. The approved details shall be implemented prior to the use of the site for any ticket sales, and maintained thereafter.

Reason: to prevent crime and anti-social behavior

12) Lighting Strategy (LBH Development Management)

Prior to the commencement of above ground works on the Paxton Building, details of a lighting strategy, in general conformity with details provided in the approved Design and Access Statement, shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate appropriate placement and operation of lighting serving the undercroft ticket queuing area and the public realm. The strategy shall consider the amenity of adjoining occupiers. The approved details shall be implemented prior to the use of the site for any ticket sales, and maintained thereafter.

Reason: to prevent crime and anti-social behavior

13) Confirmation of Site Levels (LBH Development Management)

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

14)Secured by Design Commercial Award Scheme (Metropolitan Police)

Prior to the commencement of the development hereby approved, details of a full application for the Secured by Design commercial award scheme shall be submitted in writing to and for approval by Local Planning Authority following consultation with the Metropolitan Police NE Designing Out Crime Office. The applicant shall set out how the principles and practices of the Secured by Design Scheme are to be incorporated. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the approved details.

Reason: to prevent crime in the locality and to create safer, sustainable communities

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

15)Impact Piling Method Statement (Thames Water)

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

16)Land Contamination – Part 1 (LBH Environmental Services and Community Safety)

Before development commences other than for investigative work:

a) Using the information from the desk-top study, a site investigation shall be designed and carried out. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site.

The investigation must be comprehensive enough to enable: a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

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

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

17)Land Contamination – Part 2 (LBH Environmental Services and Community Safety)

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

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

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

18) Development in accordance with Energy Strategy (LBH Head of Carbon Management)

The development shall be constructed to achieve the energy efficiency standards as set out in the Energy Strategy, by XC02 Energy, Issue 02, dated 02 August 2016. Specifically, the following building elements shall meet the required u values set out in the Statement: External walls 0.15; Roof 0.10; Ground Floor 0.1; Windows 1.6 and an Air Tightness 5 m³/hr/m².

Reason: to address climate change.

19) Detail of Photovoltaic (PV) Panels (LBH Development Management)

Prior to the commencement of above ground works on the Paxton Building, details of the roof top photovoltaic panels (and any associated plant) shall be submitted in writing to and for approval by the Local Planning Authority. The details of the installation shall demonstrate compliance with the Microgeneration Certification Scheme (MCS). The installation shall be constructed in accordance with the approved details and operational within six calendar months following the commencement of the use of the building for retail purposes. The installation shall be maintained and operational thereafter.

Reason: To address the impacts of climate change.

20) Details of Air Source Heat Pumps (LBH Development Management)

Prior to the commencement of above ground works on the Paxton Building details of Air Source Heat Pumps (ASHP) and associated internal or external plant shall be submitted in writing to and for approval by the Local Planning Authority. The details shall contain full product information, including noise specifications and demonstrate the noise impacts of any proposed plant to be commensurate with the approved document Noise Impact Assessment prepared by XCO2.

The installation of ASHP shall be in accordance with the approved details and maintained thereafter.

Reason: To address the impacts of climate change.

21) Future connection to District Heating Network (LBH Development)

At the point when the Air Source Heat Pumps installed are due to be replaced, the applicant shall connect the Paxton Building to the District Energy Centre, unless otherwise agreed in writing with the Local Planning Authority.

Reason: to address the impacts of climate change.

22) Compliance with efficiency standards and carbon reduction targets (LBH Head of Carbon Management)

Within 6 calendar months of the commencement of the use of the Paxton Building for retail purposes, details of a report demonstrating compliance with efficiency standards and carbon reduction targets set out in the approved document Energy Strategy, by XC02 Energy, Issue 02, dated 02 August 2016 shall be submitted in writing to and for approval by the Local Planning Authority. This report shall show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building.

Reason: to address the impacts of climate change.

23) BREEAM Post Construction Certificate (LBH Head of Carbon Management)

Within 6 calendar months of the commencement of the use of the Paxton Building for retail purposes, a post construction certificate (or similar evidence) shall be submitted in writing to and for approval by the Local Planning Authority. The certificate (or similar evidence) shall be issued by an independent certification body and confirm the agreed rating of BREEAM 'Excellent' has been achieved by the approved development. The agreed rating shall be maintained thereafter.

Reason: to address the impacts of climate change.

24) BREEAM Non-Compliance Remediation (LBH Carbon Management)

In the event that the development fails to achieve the relevant BREEAM standard of 'Excellent' and unless a subsequent carbon offset payment program is agreed in writing with the Local Planning Authority, within two calendar months of the submission of the post construction certificate noted in the "BREEAM Post Construction Certificate" Condition above, details of a full schedule of remedial works required to achieve the relevant BREEAM rating shall be submitted in writing to and for approval by the Local Planning Authority. The approved details shall be implemented within 3 months of the date of approval and maintained thereafter.

Reason: to address the impacts of climate change.

25) Results of dynamic thermal modeling (LBH Head of Carbon Management)

6 calendar months prior to the commencement of the development, results of dynamic thermal modeling (under London's future temperature projections) for all internal spaces shall be submitted in writing to and for approval by the Local Planning Authority. The results shall demonstrate a minimal risk of overheating and submission shall include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and of maximising passive ventilation) to ensure adaptation to higher temperatures are included. The development shall be constructed in accordance with approved details and maintained thereafter.

Reason: to address the impacts of climate change.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

26) Retention of Existing Architect (LBH Development Management)

The existing architects or other such architects as approved in writing by the Local Planning Authority acting reasonably shall undertake the detailed design of the project.

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

27)Details of Sustainable Drainage (LBH Senior Drainage Engineer)

The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

28)Details of AQDMP – (LBH Environmental Services and Community Safety)

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

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

29)Consideration Constructor Scheme Registration (LBH Environmental Services and Community Safety)

Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.

Reason: To Comply with Policy 7.14 of the London Plan

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

30) Plant and Machinery - EU Directives (LBH Environmental Services and Community Safety)

No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM.

No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

31) NRMM Inventory and documentation availability (LBH Environmental Services and Community Safety)

An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

32) Waste Management Scheme (LBH Environmental Services and Community Safety)

A scheme setting out details of the collection and storage of waste and recycled materials shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be implemented as approved prior to the occupation of the development and maintained thereafter.

Reason: To protect the amenity of the locality.

33) Cycle Parking Details (Transport for London + LBH Transportation)

Prior to the occupation of the development for, full details of the cycle parking hereby approved (including the type, dimensions and method of security and access) shall be submitted in writing to and approved by the Local Planning Authority. The details shall be in accordance with the London Cycle Design Guide and submitted to the Authority following consultation with Transport for London. The cycle parking shall be constructed in accordance with the approved details and maintained thereafter.

Reason: to ensure sustainable modes of transport.

34) Servicing and Delivery Plan (SDP) (LBH Development Management)

Prior to the occupation of the development, a Servicing and Delivery Plan (SDP) shall be submitted in writing to and for approval by the Local Planning Authority. The SDP shall demonstrate how servicing and deliveries will occur at the site, and that serving and delivery vehicle movements are planned and coordinated to avoid the AM and PM peak travel periods. The SDP shall be implemented as approved and maintained thereafter.

Reason: To reduce traffic and congestion on the transportation and highways network.

35) Structural Blast Engineer (SBE) Report – Metropolitan Police Counter Terrorism Security Advisor (CTSA)

Prior to the commencement of the development (excluding demolition) a Report prepared by a Structural Blast Engineer (SBE) in consultation with the Metropolitan Police CTSA shall be submitted in writing to and approved by the Local Planning Authority. The SBE Report shall inform both the design of the development and mitigation in the event of a blast by:

- a) Evaluating the buildings envelope for effects related to air blast (including interior and exterior glazing, exterior wall systems, roof system and ceilings) at pre-determined stand-off ranges from a VBIED and LVBIED.
- b) Providing performance specifications for pre-manufactured systems subject to air-blast loading (i.e. precast panels, windows, etc)
- c) Providing specialist advice to the structural engineer and other design team members on incorporating blast analysis results in to the building's design.

The recommendations and standards specified within the SBE Report shall be proportionate and appropriate, and the report shall demonstrate the specialist advice has been incorporated into the final design of the scheme. The recommendations and standards specified within the SBE Report shall be implemented as approved and maintained thereafter.

Reason: in the interest of security

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

36) Hostile Vehicle Mitigation (HVM) - Metropolitan Police Counter Terrorism Security Advisor (CTSA)

Prior to the commencement of the development (excluding demolition) a Vehicle Dynamics Assessment (VDA) and details of Hostile Vehicle Mitigation (HVM) measures (prepared in conjunction with the Metropolitan Police CTSA) shall be submitted in writing to and for approval by the Local Planning Authority.

The specifications of the HVM measures shall be informed by the completion of the VDA and demonstrate that the HVM has been designed into the development to limit/manage access for vehicles onto the development to 1) minimise disruption from a potential Vehicle Borne Improvised Explosive Device (VBIED) and 2) minimise disruption from a vehicle being used to mow people down. The HVM measures shall demonstrate compliance with ISO International Workshop Agreement (IWA) 14 P1/P2 2013 (formerly BSI PAS 68/69). The details shall be implemented as approved and maintained thereafter.

Reason: in the interest of security

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

37) Building Information Modeling BIM - Metropolitan Police Counter Terrorism Security Advisor (CTSA)

Building Information Modelling (BIM) utilised during the development shall conform to PAS 1192-5:2015 Minimum level 2.

Reason: in the interest of security

Informatives:

1) Working with the Applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

2) Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy 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.

3) Hours of Construction Work (LBH Development Management)

INFORMATIVE: 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.

4) Asbestos Survey (LBH Environmental Services and Community Safety)

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

5) Requirement for Groundwater Risk Management Permit (Thames Water)

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. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

6) Attenuation of Storm Flows. Combined Sewer drain to nearest manhole. Connection for removal of ground water precluded. Approval required for discharge to public sewer. (Thames Water)

INFORMATIVE: 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 0800 009 3921.

7) Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres. (Thames Water)

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 thameswater.co.uk/buildover.

8) Minimum Pressure and Flow Rate from Pipes (Thames Water)

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.

9) Responsibility to Dispose of Commercial Waste (LBH Neighbourhood Action Team)

INFORMATIVE: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

10) New Development Naming (LBH Transportation)

INFORMATIVE: The new development will require naming and/or numbering. The applicant should contact LBH Local Land Charges at least six weeks before the development is occupied on 020 8489 5573 to arrange for the allocation of a suitable address.

11) Designing Out Crime – Certified Products (Metropolitan Police)

INFORMATIVE: In meeting the requirements of Approved Document Q pursuant to the building regulations, the applicant may wish to seek the advice of the Police Designing Out Crime Officers (DOCOs) concerning certified products. The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

12) Permit - Moselle Brook (Environment Agency)

INFORMATIVE: This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Moselle Brook, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

13) Structural Blast Engineer (SBE) Report – List of Companies - Metropolitan Police Counter Terrorism Security Advisor (CTSA)

INFORMATIVE: The Metropolitan Police advise that the preparation of a SBE Report should be undertaken by a member of the Register of Security Engineers and Specialists (RSES). The RSES membership list is sponsored by the Centre for the Protection of National Infrastructure (CPNI) and is administered and operated by the Institution of Civil Engineers (ICE). The list of companies can be found via the following web link: www.ice.org.uk/rgn4

14) Design to Hostile Vehicle Approach Speeds - Metropolitan Police Counter Terrorism Security Advisor (CTSA)

INFORMATIVE: The Metropolitan Police advise that well considered design at the concept stage that helps to reduce hostile vehicle approach speeds to the site can provide a reduction in the required Hostile Vehicle Mitigation (HVM) specifications and subsequent costs. Installations may be aesthetically pleasing and can be shrouded to compliment the surrounding architecture, so long as the minimum distance between measures is adhered to. Contact the CTSA for further information.

Listed Building Consent (HGY/2016/3540)

1) LBC Five Year Expiry (LBH Development Management)

The works to which this Listed Building Consent relate must be begun five years from the date of this decision notice.

Reason: this condition is imposed by virtue of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) LBC Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawing nos: 140922-NT-00-801; 140922-NT-00-802; 140922-NT-00-810; 140922-NT-10-801; 140922-NT-10-802; 140922-NT-10-803; 140922-NT-10-804; 140922-NT-10-805; 140922-NT-10-821; 140922-NT-10-822; 140922-NT-11-811; 140922-NT-11-815; 140922-NT-20-801; 140922-NT-20-802; 140922-NT-20-803; 140922-NT-20-804; 140922-NT-20-805; 140922-NT-20-820; 140922-NT-20-821; 140922-NT-20-822; 140922-NT-20-851; POP-4494-PLN-GA-8000; POP-4494-PLN-GA-8001; POP-4494-PLN-GA-8010; POP-4494-PLN-GA-8011; POP-4494-PLN-GA-8020; POP-4494-PLN-GA-8021; 140922-NT-21-801; 140922-NT-21-820; 140922-NT-31-601.

The approved documents comprise:

Application Cover Letter - Quod

Planning Statement- Quod

Design and Access Statement prepared by F3 Architects (including Movement Strategy)

Application Drawing Schedule - Quod

Heritage Statement (to include Historic Building Survey) - F3 Architects

AVR Methodology Statement - INK

Sustainability Statement - XCO2

Energy Statement (to include technical details of air conditioning) - XCO2

Concept Below Ground Drainage Strategy (including foul/waste water) - Lyons O'Neill

Transport Statement - Tim Spencer & Co

Noise Impact Assessment (to include technical details of air conditioning) - XCO2

Archaeological Desk Based Assessment - LP Archaeology

Design Stage Demolition, Excavation and Construction Site Waste Management Plan
Daylight, Sunlight & Overshadowing Assessment -XCO2
Contaminated Land Assessment - Desk Study Report Southern Testing
Construction Management Plan - Base Contracts

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this Listed Building Consent indicate otherwise.

Reason: To ensure the development is carried out in accordance with the approved plans and documents and to protect identified heritage assets.

3) LCB Details of Opening Up Works and Brick Cleaning (LBH Principal Conservation Officer)

Prior to the commencement of the relevant works, the details of following elements shall be submitted in writing to and for approval by the Local Planning Authority:

A. Details of opening up works to the rear of the relevant buildings and the repair works to make good including brick and mortar samples.

B. If required, details of any brick cleaning or equivalent

The relevant element of the works shall be undertaken in accordance with approved details.

Reason: to protect heritage assets.

4) LBC Hidden Historic Features (LBH Principal Conservation Officer)

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. Prior to the resumption of works in the relevant area of the building, the developer shall await the Local Planning Authority's written instructions concerning the retention and/or proper recording of any relevant feature(s).

Reason: to protect heritage assets.

5) LBC Works to Match Existing (LBH Principal Conservation Officer)

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

Reason: to protect heritage assets

9. TEMPLETON HALL AND GARAGES BESIDE 52 TEMPLETON ROAD N15 6RX

The Committee considered a report on the application to grant planning permission for the erection of a four storey residential building comprising 11 units (8x2 bed and 3x1bed) with ancillary car parking. 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 shadow s106 Legal Agreement

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

The Committee raised concerns over the potential for proposed trees to the front elevation to block light to habitable rooms and also plans for the replacement of mature trees removed onsite. In response, it was advised that trees to the front elevation would be set away from the building by a patio area and that the arboricultural officer was satisfied that these trees would be a positive addition. The landscaping plan for the scheme had yet to be finalised but 17 mature trees would be secured under condition. A preference for poplar trees noted.

Clarification was sought on the proposed external finish to the building and whether this would be render. The applicant advised that the finish would be brickwork, with materials to be secured under condition. In light of the concerns raised, officers proposed to revise the wording to condition 3 to require additional Council approval to the colour of brick used.

In response to a question regarding the pitch of the roof, it was confirmed that the drainage officer had raised no issues.

RESOLVED

- That planning application HGY/2016/2621 be approved and that the Head of Development Management or the Assistant Director Planning be authorised to issue the planning permission and impose conditions (including an amendment proposed to the wording of condition 3, materials submitted for approval, to make reference to brick colour) and informatives planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions and a shadow s106 Legal Agreement.
- That the shadow section 106 legal agreement referred to above be finalised with confirmation letter from landowning department no later than 31 January 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- That, following completion of the agreement above within the time period provided for above, planning permission be granted in accordance with the Planning Application subject to the attachment of all conditions imposed: and
- That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
- That authority be granted to enter into a section 106 agreement with any third party at the same time that they acquire any interest in the site on the same terms (unless otherwise agreed by the AD Planning and/or Head of DM) as the shadow section 106 agreement

Subject to the following condition(s) and * conditions

1. Development begun no later than three years from date of decision
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 Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. In accordance with approved plans

Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: AA4777-2005; 2006/B; 2007; 2008; 2009; 2010; 2013; 2014; 2020; 14401/300/C; 301/B

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

3. Materials submitted for approval

Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before construction above ground floor (or DPC) level commences. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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. Contaminated land 1

Before development commences other than for investigative work:

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

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

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

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

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring

shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

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

5. Contaminated land 2

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

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

6. Construction dust

No works shall be carried out on the site until a Dust Management Plan (DMP), detailed the management of demolition and construction dust, has been submitted and approved by the LPA and thereafter the development shall only be implemented and carried out in accordance with the approved DMP.

Reason: As required by the London Plan 2016.

7. Machinery registration

No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases meets Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

Reason: To protect local air quality.

8. Considerate construction

Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.

Reason: As required by the London Plan 2016.

9. Residential travel plan including induction pack and car club

A residential travel plan must be secured as part of the development and should include the following measures in order to maximise the use of public transport:

a) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's Transportation Planning team.

b) Establish or operate a car club scheme. The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds) in credit for each member of the car club, evidence of which must be submitted to the Transportation Planning team.

Reason: To promote sustainable modes of transport.

10. Nineteen secure cycle spaces

The 19 secure cycle spaces and associated facilities shown on the approved plans shall be provided prior to first occupation of the dwellings hereby approved and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: To promote sustainable modes of transport.

11. Construction management plan

Prior to commencement, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Cline Road and the roads surrounding the site is minimised. The construction vehicle movements shall be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

12. Reconstruction of footways and new crossover

The development hereby permitted shall not be occupied until such time as the existing crossover has been removed and the footway reconstructed. The necessary works to re-construct the footways will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed.

Reason: To safeguard the integrity of the local highways network, facilitate travel by sustainable mode of transport in particular by pedestrians.

13. Boiler system requirement

The Council will require that each individual combination gas boilers shall be installed with a minimum SEDBUK rating of 91%. The applicant will be required to demonstrate compliance by supplying installation specification at least three months post construction and the facilities and shall be retained as such thereafter unless otherwise agreed in writing by the Local Authority.

REASON: To ensure the individual facility are highly efficient in the absence of a centralised boiler system.

14. Low / lean energy

Within 6 months of the completion of the development hereby approved, a report confirming that the energy efficiency standards as detailed in PRP "Templeton Hall & Garages, Tottenham, N15 Energy Statement", 2016, have been achieved must be submitted to and approved in writing by the local planning authority. This report will show emission figures at design stage to demonstrate building regulations compliance, and then report against the constructed building. The applicant must allow for site access if required to verify measures have been installed.

Failure to achieve the on site targets hereby agreed through energy measures as set out in the aforementioned strategy shall require any shortfall to be offset at the cost of £1,800 per tonne of carbon plus a 10% management fee.

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

15. Sustainability commitment

The development hereby approved shall be constructed in strict accordance of the details so approved, and shall provide evidence of the following to the local planning authority at least 6 months prior to completion on site for approval:

- Permeable paving and tarmac across the site ensuring at the impermeable area is not being increased by the development;
- That the buffer zone between the site and the existing railway comprises existing mature trees which is retained to ensure the existing wildlife habitats are preserved;
- Two bat boxes shall be installed into the building fabric on the north side of the development;
- Bird boxes shall be installed into the building fabric on the north side of the development;
- That car parking on site has electric vehicles recharging infrastructure installed for at least 50% of provided spaces;
- That cycle storage within the building will be provided for all residents, as well as visitor cycle stands by the main entrance.
- That rain water storage will be delivered to water the landscaping areas.

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

Reason: In the interest of addressing climate change and to secure sustainable development.

16. Solar PV panels

The solar PV panels shall be installed in accordance with the details hereby approved within the PRP Energy Statement (January 2016) and will cover an area of 120m² and generate at least 12 kW of electricity installed and shall be operational prior to the first occupation of the development and shall be maintained as such thereafter. Failure to achieve the on site targets hereby agreed through energy measures as set out in the afore mentioned strategy, shall require any shortfall to be offset at the cost of £1,800 per tonne of carbon plus a 10% management fee.

Reason: To ensure solar PV potential is achieved.

17. SUDS operation and maintenance plan

The development hereby approved shall not commence until details of a plan for sustainable drainage system operation and maintenance has been submitted to and approved by the Local Planning Authority and thereafter implemented and maintained as approved.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development.

18. Arborocultural site meeting and tree protection

Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a meeting between the Council's Arborocultural officer and the qualified Arborocultural officer appointed by the applicant has been satisfactorily undertaken and details of the specification and position of the fencing for the protection of any retained tree to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as

approved and the protection shall be installed prior to the commencement of any development hereby approved and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the written consent of the Local Planning Authority.

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

19. Bat survey

Prior to any demolition of the Templeton Hall building or removal of any trees on site, a suitable bat survey by a licensed bat consultant shall be undertaken to ensure that there are no bats or bat roostings associated within the site. Should any bats or bat roosting be discovered on site then the action must be agreed between the owners of the site and the Local Planning Authority and all works must be completed in accordance with that scheme.

Reason: To ensure that there are no bats or bat roosting disturbed as a result of the development.

20. Hard / soft landscaping (including permeable paving)

No development above ground floor (or DPC) level hereby approved shall commence until full details of both hard and soft landscape works, have been submitted to, and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of boundary fencing / railings; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing permeable materials; minor artefacts and structures (e.g. furniture, 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.); where relevant.

Soft landscape works shall include tree planting; 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.

21. Additional noise assessment

Prior to commencement of the development hereby approved, an additional report to include "baffled" ventilation to permit ventilation without undue noise shall be

submitted and approved in writing by the Local Planning Authority and shall be completed in accordance with that scheme.

Reason: In order to protect the amenities of future occupiers of the development.

22. Refuse management

Details of a scheme for the storage and collection of refuse from the hereby approved commercial unit shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority prior to the commencement of the commercial use.

Reason: In order to protect the amenities of the locality.

23. Secure by design

Prior to commencement of the development hereby approved, details shall be submitted and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police and Designing Out Crime Officers to demonstrate how the principles and practices of the 'Secured by Design' scheme have been included and shall be completed in accordance with that scheme.

Reason: In the interest of creating safer, sustainable communities.

24. Aerials

Notwithstanding the provisions of Class H of part 1 of Schedule 2 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 satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

25. Accessible and adaptable homes

All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended) (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of wheelchair accessible homes.

26. *Affordable housing provision

Affordable housing shall be provided in accordance with the conditions and approved documents as set out in this decision. All affordable housing units shall be constructed and fitted out as units which are suitable for occupation as affordable housing and shall only be occupied for the purposes of and retained in perpetuity for Intermediate Affordable Housing in line with the London Plan definition for such as set out in the London Plan.

Reason: to ensure the scheme provides sufficient affordable housing and that the development is retained as affordable units.

27. * Travel Plan

The residential units hereby permitted shall not be occupied until such time as a residential travel plan statement has been submitted to and legal commitments have been undertaken to ensure compliance with the terms agreed. The following measures shall be included in the travel plan in order to maximise the use of public transport:

- i. Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's transportation planning team.
- ii. Establish or operate a car club scheme. The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds in credit for each member of the car club), evidence of which must be submitted to the Transportation planning team.
- iii. Provide 19 secure sheltered cycle parking spaces in line with the 2015 Further Alteration to the London Plan.

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

28. *Carbon offsetting commitment

The development hereby approved shall be constructed in accordance with the energy measures contained in the approved PRP Energy Statement (January 2016) hereby approved, and shall achieve the agreed carbon reduction of 35% reduction beyond BR 2013. The associated equipment and materials shall be retained and maintained so as to achieve these energy efficiencies thereafter. Confirmation of achieving the detailed energy measures shall be submitted to and approved in writing by the local planning authority within 6 months of completion of the development and the applicant must allow site access if required to verify delivery. Failure to achieve the agreed targets through these energy measures shall be offset at the cost of £1,800 per tonne of carbon plus a 10% management fee.

Reason: To comply with the details of the energy measures hereby approved to ensure sufficient sustainability within the site.

29. Need for a Legal agreement

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be progress on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with * in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with the terms of the Section 106.

INFORMATIVE: CIL Charge

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 £31,400.95 (730sqm x £35 x 1.229) and the Haringey CIL charge would be £11,541.30 (730sqm x £15 x 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: Consultation with Network Rail

Network Rail strongly recommends the developer contacts AssetProtectionAnglia@networkrail.co.uk prior to any works commencing on site. Network Rail strongly recommends the developer agrees an Asset Protection Agreement with Network Rail to enable approval of detailed works. More information can also be obtained from their website at www.networkrail.co.uk/asp/1538.aspx.

INFORMATIVE: Consultation with Met Police

In aiming to satisfy the condition, the applicant should seek the advice of the Police Designing Out Crime Officers (DOCOs). The services of the Police DOCOs are available free of charge and can be contacted via: DOCOMailbox.NE@met.police.uk or telephone 0208 217 3813.

INFORMATIVE: Land Ownership

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

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: Asbestos

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

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: Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your

proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

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. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

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.

10. PRE APPLICATION BRIEFINGS

The following items were pre-application presentations to the Planning Sub-Committee and discussion of proposals related thereto.

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

11. CAR PARK, WESTERFIELD ROAD LONDON, N15 5LD

The Chair identified that he knew the applicant as the owner of a restaurant within his ward but did not need to recuse himself as the application was only at pre-application stage.

Representatives for the applicant and the planning officer gave a short presentation on early plans for the scheme.

In response to questions from the Committee, the applicant advised that the shipping containers used would be new and adapted to provide large expanses of glazing. In terms of utilities, the containers would be serviced from the current site.

Concerns were raised over the potential for the units to be converted to licensed premises should they not be easily let. The applicant outlined their vision for the scheme for provision of a creative mix of ventures onsite and identified they would be willing to accept a condition to this effect.

Concerns were expressed over the impact of the scheme on existing parking pressures in the area, including from the loss of the car park and additional demand

generated. Officers advised that a full parking survey would be required for the full planning application, discussions on which had already started with the applicant. The current car park was underutilised and the new scheme was not anticipated to generate a large number of deliveries as there would be minimal storage onsite. Customers would be encouraged to walk to the venue, which would have a benefit of increasing footfall on West Green Road.

12. 52-68 STAMFORD ROAD N15 4PZ

Representatives for the applicant and the planning officer gave a short presentation on early plans for the scheme.

Concerns were raised over the early comments of the Quality Review Panel (QRP), which did not appear to be supportive of the scheme. Officers advised that the panel had identified a number of points for the applicant to reconsider in developing the full application and as such their comments were not final.

The Committee commented that the maps within the briefing were unhelpful in identifying the location of the site and that the corner design was unsightly.

Clarification was sought on the reason for residential accommodation being provided at podium level. The applicant advised that this was due to the site being located in a floodzone.

13. PLEVNA CRESCENT

Representatives for the applicant and the planning officer gave a short presentation on early plans for the scheme.

Clarification was sought on vehicular access arrangements to the site. The applicant advised that this would be via Plevna Crescent, with 20 spaces to be provided at basement level.

Concerns were raised over the scale of the development within the context of surrounding small terraced housing. Confirmation was provided that the QRP had not raised any concerns over this issue, although separation distances with neighbouring properties would be relevant.

14. UPDATE ON MAJOR PROPOSALS

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

The Committee raised the following points:

Hale Village, Ferry Lane

In response to questions, confirmation was provided that submission of a reserved matters application was to keep the granted permission alive.

The s73 application to remove the hotel from the tower was likely to result in a new application for a residential scheme with some commercial space. This was currently at pre-application stage.

Edmanson Close

Officers advised of no progress update since the last meeting.

867-879 High Road

Clarification was sought on whether this site was proposed for a supermarket. Officers advised of their view, which had been conveyed to the applicant, that development proposals were premature as the site constituted a small parcel of land which would form part of a developing masterplan. As such, the application was not expected to come forward.

RESOLVED

- That the report be noted.

15. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered a report setting out decisions on planning applications taken under delegated powers for the period 24 October and 25 November 2016.

Cllr Carter sought further information from officers on the decisions made for 373 Archway Road, 9 Gaskell Road N6, Furnival House 50 Cholmeley Park N6 in terms of whether concerns regarding privacy related to the CCTV cameras had been resolved. He also sought further details on a number of applications on Milton Avenue related to the acceptability of the use of uPVC windows in a Conservation Area. Officers agreed to provide feedback to Cllr Carter outside of the meeting.

Clarification was sought in relation to 10 Rokesley Avenue regarding the definition of an outbuilding. Officers advised that this would constitute a structure used in connection with the existing building such as a shed or garden room.

RESOLVED

- That the report be noted.

16. NEW ITEMS OF URGENT BUSINESS

None.

17. DATE OF NEXT MEETING

16 January 2017.

The Chair reminded Committee members of a Member learning and development training session on 15 December at 6pm on Conservation Areas and their attendance was encouraged.

CHAIR: Councillor Natan Doron

Signed by Chair

Date

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MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 16TH JANUARY, 2017, 7pm

PRESENT:

Councillors: Natan Doron (Chair), Vincent Carroll (Vice-Chair), John Bevan, Clive Carter, Toni Mallett, Jennifer Mann, Peter Mitchell, 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. PLANNING PROTOCOL

RESOLVED

- That the details of the process to be followed for the meeting be noted.

3. APOLOGIES

Apologies were received from Cllrs Basu and Beacham.

4. URGENT BUSINESS

None.

5. DECLARATIONS OF INTEREST

Cllr J Mann identified that she would stand down from the Committee for the determination of item 9, Alexandra Palace as she was a member of the Alexandra Palace and Park Board.

Cllr Bevan identified that he had had previous contact with the applicant for item 8, Mowlem Trading Estate, over a number of issues but which he considered was not of a level to prejudice his participation in the determination of the application.

6. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 3 November be approved.

7. MOWLEM TRADING ESTATE LEESIDE ROAD N17 0QJ

The Committee considered a report on the application to grant planning permission for the redevelopment of the site in the form of new industrial/warehousing units (Use

Class B1(C), B2 and B8) together with relocated electricity substation. 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. The attention of the Committee was drawn to a tabled addendum setting out a number of amendments to conditions and informatives and a further clarification with regard to the reference to carbon reduction targets within the officer report.

The Committee expressed concern over non compliance of the scheme with the 40% London Plan target for carbon emissions reduction. Officers clarified that the scheme's projected 35.62% carbon reduction level met the 35% reduction target under the 2013 Building Regulations and which was equivalent to the 40% target under the 2010 Building Regulations. As such, the scheme was considered London Plan compliant in this regard, a position supported by the Council's Head of Carbon Management.

The Committee sought further clarification regarding onsite parking provision, particularly on the basis that the planned loss of 18 parking spaces was at odds with the forecast significant increase in the number of jobs to be created onsite. Officers advised that the scheme was compliant with the Council's car parking standards which reflected the London Plan and which only permitted provision to be assessed on the basis of floor area.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/3489 be approved and that the Head of Development Management be authorised to issue the planning permission and impose conditions and informatives subject to the signing of a s106 Legal Agreement providing for the obligation set out in the Heads of Terms.
- That the s106 Legal Agreement referred to above is completed no later than 31 January 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- That, following completion of the agreement referred to above within the time period provided, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.
- That delegated authority be granted to the Head of Development Management or Assistant Director Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in the officer report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.

Subject to the following condition(s)

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

Reason: This condition is imposed by virtue of the provisions of s91 Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos. (400A, 401A, 402A, 403B, 404C, 405C, 406B, 407B, 408A, 409A, 410A, 411D, 412B, 413A, 414A, 0102.01A, 0102.01A & 0102.01D). 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 ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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

Reason: In order 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. No development shall take place until full details of both hard and soft landscape works have been submitted to, and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of boundary fencing / railings; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme). The soft landscaping scheme shall include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area

5. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. Details of cycle parking should be provided in line London Cycle Design standard recommendations for work place cycle parking. The development shall be carried out in accordance with the approved details and retained as such in perpetuity.

Reason: To ensure that the cycle parking facility proposed are fit for purpose and are provided in line with the London Cycle Design Standard.

6. No development shall take place until location details of the Electric Vehicle Charging Points (ECVPs) have been submitted to, and approved in writing by the Local Planning Authority. Details of ECVPs should be provided in line London Plan standard recommendations. The development shall be carried out in accordance with the approved details and retained as such in perpetuity.

Reason: To promote a sustainable mode of travel and in line with the London Plan standards.

7. 6 weeks (six weeks) prior to construction works commencing on site of the development hereby permitted a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by the Local Planning Authority. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians circulating within the industrial estate and on Leaside Road, Watermead Way 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. The development shall be carried out in accordance with the approved details.

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

8. Prior to the first occupation of the development hereby permitted, a Delivery and Service Plan (DSP) shall be submitted to, and approved in writing by the Local Planning Authority. Details shall include servicing of the commercial units. The development shall be carried out in accordance with the approval details.

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

9. No development shall commence until the information from the Phase 1 Desktop Study and Phase IIb Site Investigation has been submitted to, and approved in writing by the Local Planning Authority. Details shall include a Method Statement detailing the remediation requirements and also any post remedial monitoring prior to that remediation being carried out on site.

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

10. Prior to occupation of the development hereby approved 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.

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

11. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted to, and approved in writing by the Local Planning Authority. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site. The development shall be carried out in accordance with the approved report.

Reason: To protect Groundwater.

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

1) A preliminary risk assessment which has identified:

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

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect Groundwater.

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

Reason: The verification report should be undertaken in accordance with our guidance Verification of Remediation of Land Contamination <http://publications.environment-agency.gov.uk/pdf/SCHO0210BRXF-e-e.pdf>

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

Reason: No site investigation fully characterises a site. Not all of the site area was accessible during the investigations to date.

15. No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: Infiltrations SUDs/ soakaways through contaminated soils are unacceptable as contaminants can remobilise and cause groundwater pollution.

16. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Some piling techniques can cause preferential pathways for contaminants to migrate to groundwater and cause pollution.

17. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods for the lifetime of the development has been submitted to, and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.

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

18. a) 6 months post completion of the development hereby approved a post construction certificate or evidence issued by an independent certification body, confirming a rating of BREEAM "very good" standard has been achieved shall be submitted to, and approved in writing by the Local Planning Authority.

The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed rating of BREEAM "very good" under BREEAM UK (New construction) 2014 version, and shall be maintained as such thereafter.

b) In the event that the development fails to achieve the agreed rating for the development, a full schedule and costing of remedial works required to achieve this rating shall be submitted to the Local Planning Authority for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Planning Authority's 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

19. Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to, and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details.

Reason: In the interest of creating safer, sustainable communities.

Informatives:

INFORMATIVE : In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE: In aiming to satisfy Condition 20 the applicant should seek the advice of the Police Designing Out Crime Officers (DOCOs). The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813. It is the policy of the local planning authority to consult with the DOCOs in the discharging of community safety condition(s).

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

INFORMATIVE: 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.

OFFREPC
Officers Report

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297401/scho0804bibr-e-e.pdf

2) Refer to the Environment Agency Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

3) Refer to our website at www.environment-agency.gov.uk for more information.

4) The Environment Agency expects the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination. E.g. British Standards when investigating potentially contaminated sites and groundwater, and references with these documents:

- BS 5930: 1999 A2:2010 Code of practice for site investigations;
- BS 10175:2011 Code of practice for investigation of potentially contaminated sites;
- BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points;
- BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (A minimum of 3 groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality.)
- Use MCERTS accredited methods for testing contaminated soils at the site.

A Detailed Quantitative Risk Assessment (DQRA) for controlled waters using the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution should be carried out.

In the absence of any applicable on-site data, a range of values should be used to calculate the sensitivity of the input parameter on the outcome of the risk assessment.

GP3 version 1.1 August 2013 provided further guidance on setting compliance points in DQRAs.

Where groundwater has been impacted by contamination on site, the default compliance point for both Principal and Secondary aquifers is 50m.

Following the DQRA, a Remediation Options Appraisal to determine the Remediation Strategy in accordance with CRL11.

The verification plan should include proposals for a groundwater-monitoring programme to encompass regular monitoring for a period before, during and after ground works.

E.g. monthly monitoring before, during and for at least the first quarter after completion of ground works, and then quarterly for the remaining 9-month period.

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

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

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

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

8. ALEXANDRA PALACE ALEXANDRA PALACE WAY N22 7AY

[Cllr J Mann stood down from the Committee for the determination of this item].

The Committee considered a report on the application to grant planning and Listed Building consent for alterations to the north west corner of the existing building 'West Yard Site' including the 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 an ancillary office at 5th floor level, and installation of new gates and hard surfacing (amended description). 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 grant Listed Building consent subject to conditions.

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

The Committee sought clarification over the local objections received in response to the revised scheme. Officers advised that a full re-consultation exercise had been taken following the submission of revised plans and which had not resulted in the receipt of additional objections.

Further details were sought on the design of the replacement pedestrian gate. Officers advised that it would be of modern design and high specification in order to fit in with the contemporary style of the new building.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/1574 be approved and the Head of Development Management delegated authority to issue the planning permission and impose conditions and informatives.
- That Listed Building consent HGY/2016/1575 be approved and the Head of Development Management delegated authority to issue the Listed Building Consent and impose conditions.

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.

CONSTRUCTION MANAGEMENT PLAN

3. 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

4. Prior to the occupation 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

5. 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 will 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

6. Prior to the commencement of construction works the applicant shall provide an 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

7. 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

8. The works shall be carried out in accordance with the recommendations set out in Section 4 of the Ecological Appraisal dated May 2016.

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

9. 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

10. 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 Section 4 of the Ecological Appraisal dated May 2016 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

11. 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

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

RECOMMENDATION 2

GRANT LISTED BUILDING CONSENT subject to conditions

Applicant's drawing Nos Existing drawings: 101 – 108; Alterations and Demolitions drawings: 110 (Rev. B), 111 (Rev. A), 112 (Rev. A), 113; Proposed drawings: 200 – 203 (all Rev. B), 204 - 205 (both Rev. D), 210 - 211 (both Rev. B), 212 (Rev. B), 213 (Rev. D), 214 (Rev. A), 215, 220 (Rev D), 221 – 222 (both Rev. B); Heritage Drawings 720, 724.

Subject to the following condition(s)

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 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.

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.

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.

9. UPDATE ON MAJOR PROPOSALS

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

The Committee raised the following points:

Earlham Primary School

In response to a question regarding timescales, officers advised that a full application was anticipated for submission in the summer.

The Richards Music Centre, Highgate School

Cllr Carter in his capacity as a local ward councillor raised the importance of future expansion plans for the school being considered as part of an overall plan for the wider Highgate village area. Officers confirmed that the site allocations policy identified the need for a masterplan for the area to ensure a coordinated approach to development schemes coming forward.

Hornsey depot

Officers were asked to note early concerns regarding the potential visual impact of industrial fencing to the site.

Apex House

Clarification was sought on the nature of proposed monitoring meetings. Officers advised that these would primarily relate to the discharge of conditions and s106 heads of terms.

10. NEW ITEMS OF URGENT BUSINESS

None.

11. DATE OF NEXT MEETING

2 February.

CHAIR: Councillor Natan Doron

Signed by Chair

Date

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Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2016/0419

Ward: Crouch End

Address: 'Kwik Fit' site, 163 Tottenham Lane, Crouch End, N8 9BT

Proposal: The pre-application proposal is for redevelopment of the site to provide 26 residential units together with 1,258sqm of commercial floor space within 2 ground floor premises and plant and store room within basement (use classes A1, A2, B1, B2 restricted to MOT testing, mechanical servicing and repairs of motor vehicles and D1)

Agent: Peter Biggs, Countrywide Planning

Ownership: Private

Case Officer Contact: Tobias Finlayson

2. BACKGROUND

- 2.1 The current pre-application scheme has evolved from several pre-application meetings in an attempt to address significant issues with a number of material planning considerations.
- 2.2 The development is being reported to Planning Sub-Committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the forthcoming planning application will be presented to the Planning Committee towards the middle of the year.

3. SITE AND SURROUNDS

- 3.1 The site is located on the western side of Tottenham Lane and is currently occupied by a part 2 and part 3 storey building used as motor vehicle repair/servicing centre known commercially as Kwik Fit.
- 3.2 The site fronts Tottenham Lane which is within the Crouch End Town Centre and adjoins to the south the rear of residential properties on Fairfield Road. The boundary with these properties also forms the boundary of the Crouch End Conservation Area.
- 3.3 This site has been included in the Councils Site Allocation DPD pre-submission version and forms part of the expanded Crouch End Town Centre secondary frontage. As such, under policy DM42 of the Development Management DPD pre-submission version 2016 no more than the 50% of the ground floor of the whole street frontage should be in non-retail use.

4. PROPOSED DEVELOPMENT

- 4.1 The pre-application scheme is for redevelopment of the site to provide 26 residential units together with 1,258sqm of commercial floor space within 2 ground floor premises and plant and store room within basement (use classes A1, A2, B1, B2 restricted to MOT testing, mechanical servicing and repairs of motor vehicles and D1).
- 4.2 The commercial floorspace would be made up of the ground floor and a part basement. The commercial floorspace would be split into 2 units, one for A1 (retail) use to accord with the policy requirement of being within secondary retail frontage in a Town Centre and the other unit to accommodate the existing Kwik Fit operation with a office fronting the street and the workshop to the rear (to meet the policy requirements for no loss of existing employment).
- 4.3 The residential units will be located on the first to third floors and comprises 7 x 1 bedroom units (27%), 16 x 2 bedroom units (62% and 3 x 3 bedroom units (11%).
- 4.4 A ground floor, the plan form will be H shaped with opening to the middle of either side. The first, second and third floors will have a T plan form, progressively set back from the rear at each level.

5. PLANNING HISTORY

- 5.1 The most recent planning application (Council ref: HGY/2011/1329) was for demolition of existing garage and car wash, erection of five storey mixed use development for 589sqm of commercial space, 203sqm office space and 22 No flats comprising of 2 No studios, 2 No one bed flats and 18 No two bed flats and erection of 7 No three storey four bed terraced dwellings. Planning permission was refused.
- 5.2 The applicant subsequently submitted an appeal against the Council's decision to refuse planning permission with the Planning Inspectorate (PINs). PINs dismissed (upheld the Councils decision to refuse planning permission) the appeal following a public inquiry (PINS ref: APP/Y5420/A/12/2168352).

6. CONSULTATION

Internal/external consultation

- 6.1 The applicant has been advised of the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI, applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. The applicant has sent out invites and flyers for a public exhibition to be held on 30 January 2017 and any

feedback/comments resulting from the applicant's own consultation will be included within the forthcoming planning application. The developer has also stated that they will report the outcome of their own public engagement at the pre-application sub-committee meeting.

Development Management Forum

- 6.2 The proposal is scheduled to be presented to a Development Management Forum on 6 March 2017. Should a formal planning application be submitted, feedback from the Forum will be included within the written report to a forthcoming Planning Sub-committee.

Quality Review Panel

- 6.3 A previous version of the proposal was presented to the Quality Review Panel (QRP) on 6 July 2016. The summary of the QRP views are as follows:

The Quality Review Panel thanks the presenting team for a very full and thorough presentation. Whilst they recognise that the site has potential for redevelopment, they do not feel able to support the current proposals. It is a hugely ambitious scheme, but currently represents overdevelopment of a relatively constrained site adjacent to a conservation area. They express significant concern at the intention to retain the Kwik Fit, whilst inserting high-density residential and commercial accommodation above. Whilst this approach may prove to be technically possible, the panel feels that it will not deliver high quality residential or commercial accommodation. The scale of the main body of the development is too large and aggressive in relation to the houses to the rear of the site. The panel suggests that a mews at the rear of a new frontage block would provide the basis for a more appropriate relationship to neighbouring buildings.

Whilst the panel acknowledges the depth of thought that has gone into the emerging proposals, they would encourage a fundamental rethink of the architectural expression, elevational treatment and roofline of the scheme. They would welcome a design approach that achieves a more varied domestic character, capturing some of the elegance and richness of the existing buildings.

There is also scope for improvement in the quality and amenity of the residential accommodation on site. The panel would welcome an opportunity to comment on revised proposals.

- 6.4 The proposal has been significantly amended since last presented to the QRP and is therefore scheduled for a further review on 22 February 2017. Should a formal planning application be submitted, the QRP views on the further amended proposal will be included within the written report to a forthcoming Planning Sub-committee.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 The main planning issues raised by the proposed development are as follows and are to be assessed prior to any forthcoming planning application being considered at Planning Sub-committee.

Principle of the development

- 7.2 The redevelopment of the site to create a mixed use development comprising no loss of employment, A1 use comprising 50% of the frontage together with residential units is acceptable in principle and in accordance with the site allocation for the site subject to meeting other material planning considerations.
- 7.3 However, there is concern that whilst the retention of the Kwik Fit operation would likely retain sufficient employment, it may not be compatible with the upper floor residential units which form part of the scheme – suitable mitigating measures would be required to convince officers that the two uses are compatible – this has not yet been submitted and would need to be, for assessment, should a planning application be formally submitted.

Design and appearance

- 7.4 Since the original proposal, the design approach has been amended and the overall bulk and scale of the proposal has been significantly reduced, which is welcomed. However, concern remains over the design of the front elevation, particularly that the proportions have gone from too horizontal to too vertical. It is also noted that the design is yet to have a follow-up review from the Quality Review Panel (scheduled for 22 February 2017). It is therefore considered that the design requires some refining prior to submission of any forthcoming planning application.

Affordable housing

- 7.5 Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough's target of 50% of affordable housing contributions to the Borough's affordable housing stock (current Draft Published Local Plan Amendment 40% affordable housing). Any proposed scheme providing less than the required affordable housing must submit a viability report for assessment and the applicant has indicated that this is their intention.

Density

- 7.6 Whilst the proposal is still evolving, the current density of the proposal (451 habitable rooms per hectare) would be in line with the guidance in the London Plan Density Matrix of 70-260 u/ha and 200-700 hr/ha for an 'urban' location with a PTAL of 4.

Housing mix

- 7.7 The proposed mix is presently 7 x 1 bedroom units (27%), 16 x 2 bedroom units (62% and 3 x 3 bedroom units (11%), which is considered to provide a good mix of units.

Impact on residential amenity

- 7.8 The proposal should consider the impact on the amenity of the surrounding properties regarding loss of daylight/sunlight/enclosure overlooking, loss of privacy and noise levels, particularly those adjoining the site to the northeast (161 Tottenham Lane) and those fronting Fairfield Road to the south. Any formal submission should include a BRE sunlight and daylight study in relation to any redevelopment of the site and a noise report with mitigating measures if required.

Quality of accommodation

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

Parking and highway safety

- 7.10 The applicant is proposing to provide 4 off street car parking spaces to support the residential element of the development and these spaces will be allocated to the wheel chair accessible units and family size units. A parking management plan will be required in relation to the allocation of the proposed car parking spaces.
- 7.11 The operational hours of the existing CPZ are not sufficient to mitigate the impact of this development; as the proposed residential development peak parking demand will be generated outside the operational periods of the existing CPZ operational hours and will worsen the existing on street parking pressures in the area surrounding the site. We will therefore require a contribution from the developer towards the design and consultation on the extension of the CPZ operation hours. With amendments to the operational hours of the existing CPZ a car-free development is considered acceptable subject to a Travel Plan and s106 obligations.
- 7.12 The development will include the re-provision of the existing garage and any forthcoming planning application will require a Transport Assessment which will need to include surveys of the existing garage including number of vehicular trips, parking accumulation and duration of stay per vehicle. It is essential that the developer provides sufficient information to justify the parking proposed for the commercial aspect of the development.
- 7.13 Cycle parking will also be required at London Plan standards.

Accessibility

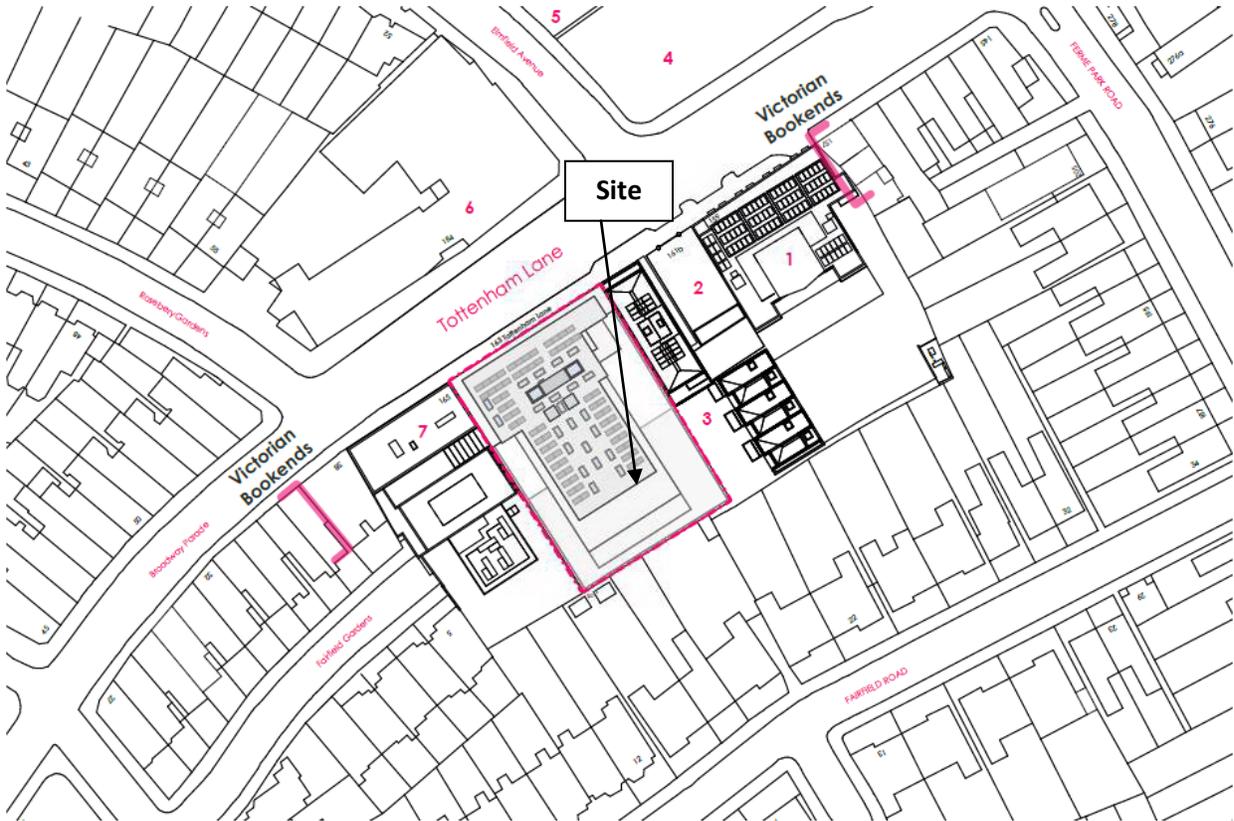
- 7.14 All units would comply with the relevant standards and the required 10% of the number of residential units (3) will be wheelchair accessible.

Sustainability

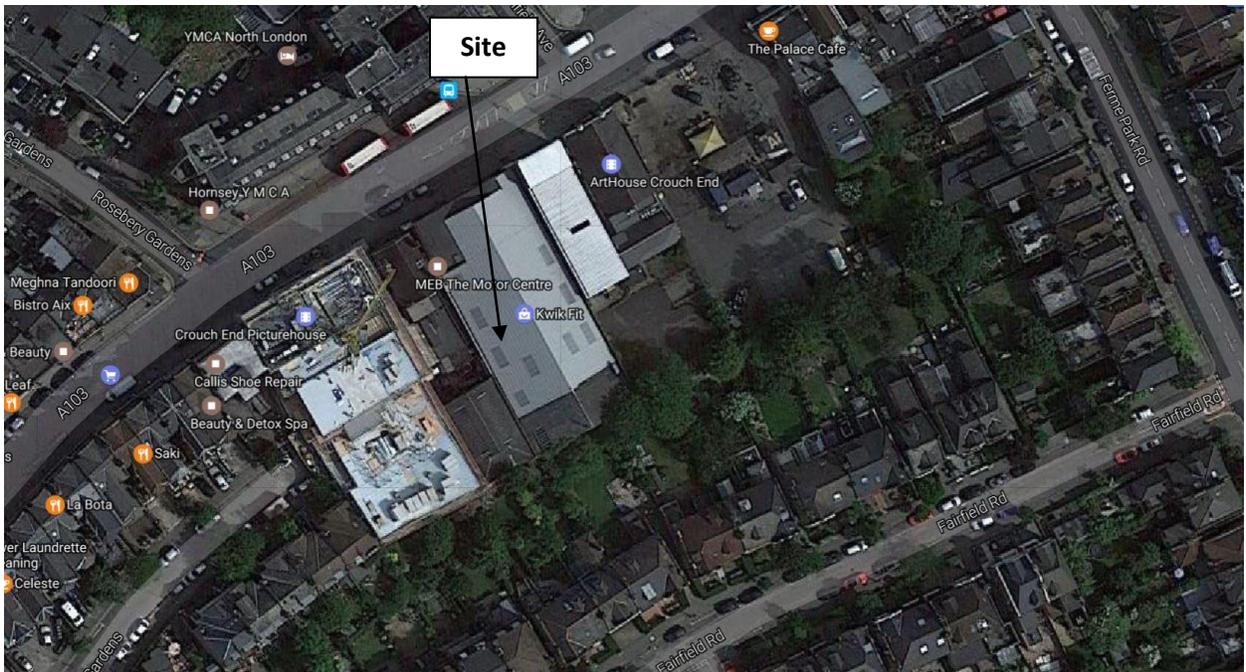
- 7.15 The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations. This would be expected to be outlined in an Energy Strategy to be submitted with any forthcoming planning application.
- 7.16 These matters are to be assessed further before a full planning application is submitted and considered at the Planning Sub-Committee.

PLANS AND IMAGES

Indicative site layout



Existing aerial photograph



Existing street elevation (looking south west)



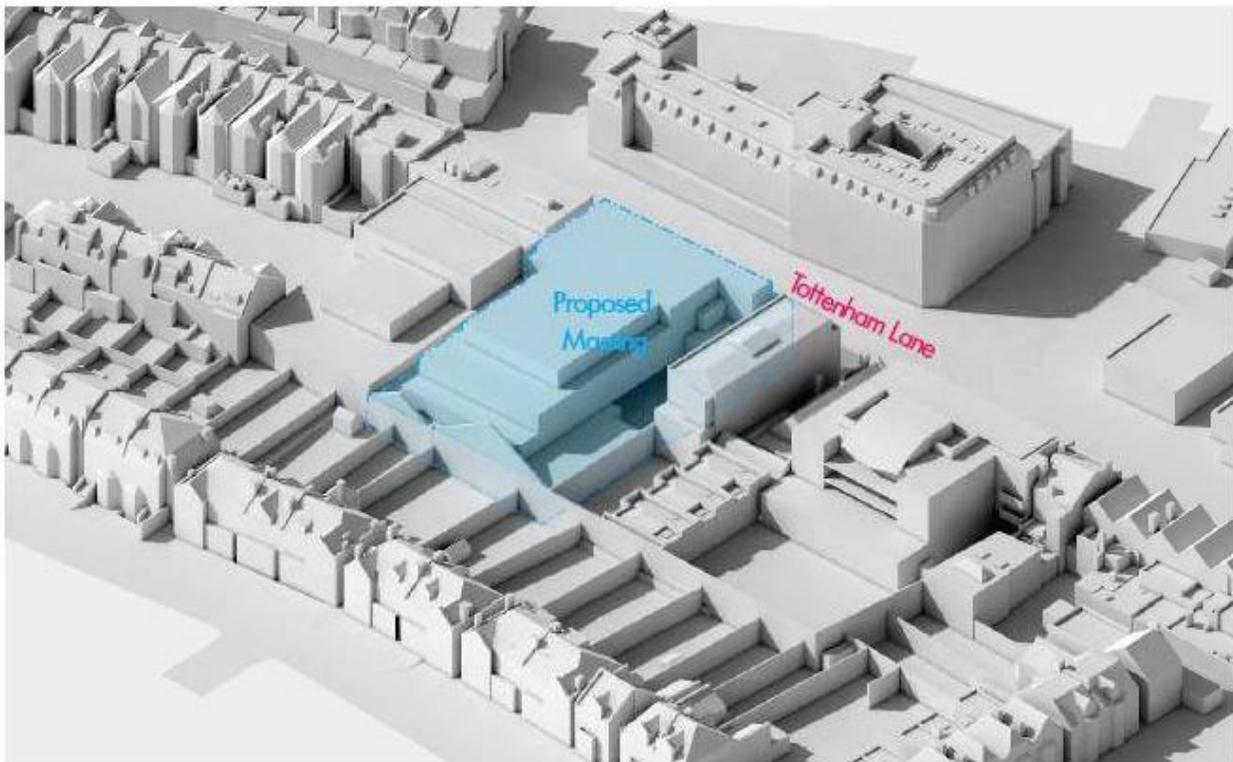
Existing street elevation (looking north east)



Massing model (existing) view



Massing model (proposed)



Proposed front elevation (to Tottenham Lane)



Proposed front elevation in context (to Tottenham Lane)



Proposed rear elevation facing rear of Fairfield Road properties



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Pre-application briefing to Committee**DETAILS OF THE DEVELOPMENT****Reference No:** [PRE/2017/0035](#)**Ward:** Tottenham Hale**Address:** Plot SW Hale Village Ferry Lane**Proposal:** 33 storey tower with 290 flats.**Agents:** WYG**Ownership:** Private**Case Officer Contact:** Christopher Smith**1. BACKGROUND**

1.1. A pre-application has been received for the proposed development, and it is being reported to Planning Sub-Committee to enable Members to view it at a very early stage in the pre-application process. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the proposal will be presented to the Planning Committee later in the year.

2. SITE AND SURROUNDINGS

2.1. The application site is located on the northern side of Ferry Lane within the Tottenham Hale Ward in the east of the borough. It is known as 'Plot SW' by reason of its location in the south-west corner of the Hale Village development site. The site is currently vacant, although the majority of the remainder of the Hale Village development site has now been completed.

2.2. To the north, north-east and east of the site are student accommodation and housing blocks of a maximum 12, 6 and 8 storeys in height respectively. The ground floor units are occupied by retail, gym, office and health care uses/facilities. Across Ferry Lane to the south is a small public open space followed by residential dwellings, whilst Tottenham Hale rail and tube station and car park are located across the railway line to the west. Also of note is the large retail park to the south-west of the site, the nearby bus station adjacent to the station, and the River Lea close by to the east.

2.3. The site is angular but broadly rectangular in shape and has an extant planning permission for an 18 storey residential property of 194 units.

2.4. The site is part of land identified as site allocation (TH8) within the Council's Tottenham Area Action Plan Development Plan Document (TAAP) pre-submission version dated January 2016. This site allocation, which also includes the remainder of the Hale Village site to the north and east, is

identified as land being suitable for a residential-led mixed-use development, with town centre uses on the ground floor.

2.5. The site is identified as having the following policy constraints or land use designations in the Local Plan Proposals Map:

- Flood Zone 2;
- Tottenham Hale Growth Area;
- Archaeological Priority Area;
- SINC – Borough Grade II;
- Ecological Corridor.

2.6. The site is also located within a GLA Housing Zone which aims to provide 1965 homes over ten years. It is located adjacent to the Tottenham Hale Town Centre.

3. PROPOSED DEVELOPMENT

3.1. Pre-application discussions are at a very early stage and only broad proposals are currently available.

3.2. The proposal for the development at pre-application stage of this vacant site to provide a 33 storey tower on a broadly triangular 'iron' shaped floor plate. The development would provide around 290 flats, with commercial space at ground floor (and possibly first/mezzanine level too).

3.3. The triangular floor plate provides benefits in terms of separating the development from the existing properties to the north and east, increasing pedestrian space as well as preventing loss of light, and avoiding the underground tube lines below.

3.4. The ground floor element of the building would be fully glazed to maximise visual permeability and natural surveillance into the surrounding streets which is currently lacking. The development would bring street life to the ground floors of the area on all sides including the Ferry Lane frontage.

3.5. The larger lower element of the building would extend over the first ten storeys with a slimmer element projecting over floors 11-32. This would facilitate a communal 'garden' amenity space at 11th floor level. The top floor would be set back to form a 'crown' with a green roof.

3.6. The development would be finished in the highest quality natural materials, with a restrained colour palette, and good quality architectural design.

3.7. No confirmation of the degree of affordable housing provision or the housing mix of the scheme is available at this point in time. Further s.106 obligations are yet to be discussed.

4. PLANNING HISTORY

- 4.1. The site has a complex planning history. However, the site in its current form (as Plot SW) received outline planning consent initially in 2007 as part of the Hale Village Masterplan proposal (HGY/2016/1177). The approval permitted an 18 storey block with retain on the ground floor of this application site and residential units and hotel use on the floors above.
- 4.2. The original approval has had its deadline extended since then, and has now been implemented, as most of the original Masterplan has been built out, with some amendments.

5. CONSULTATION

5.1. Internal/external consultation:

5.2. The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues.

5.3. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. The applicant has undertaken their own consultation prior to the submission of the application as required by the NPPF and the Council's statement of community involvement (SCI) which sets out details of the developer undertaking community engagement.

5.4. The consultation involved a letter drop to local properties and a presentation in a local cafe. 203 people attended over 3 days, with a 15% response rate. It is understood that almost 50% of respondents agreed that the proposals would contribute positively to the local area, with a further 24% giving a neutral position on this issue. However, a small proportion of respondents felt the building height was out of keeping with the area and would lead to overshadowing. Residents indicated a demand for restaurants, cafes, wine bars and retail space. New commercial space was seen as a positive aspect of the development.

5.5. Another round of public consultation is expected towards the end of February 2017 once the design proposals have been developed further.

5.6. Development Management Forum

5.7. The development has not yet been presented to a Development Management Forum as it is still at very early stages of the pre-application process. A more detailed scheme will be presented at the DMF as soon as possible.

5.8. Quality Review Panel

5.9. Again, given the very early stages of both current discussions and the 'working up' of the development, the scheme has not yet been presented to the QRP. However, it is anticipated that the development will be presented to panel members for feedback / assessment on 22nd February 2017.

6. MATERIAL PLANNING CONSIDERATIONS

6.1. The site forms part of a site allocation (TH8) within the Council's Tottenham Area Action Plan DPD Pre-Submission Version dated January 2016.

6.2. Following an initial pre-application meeting the main planning issues raised by the proposed development are:

1. *Principle of the development* – The Site Allocation Plan allows for a residential-led mixed-use development with town centre uses on the ground floor, and that is what is currently being proposed. The Extant planning permission also reinforces the acceptability of new build mix use residential led development for the site.
2. The original planning application in relation to the Hale Village Masterplan pre-application is the 2006 planning application (reference: HGY/2006/1177) that allowed for a 18 storey 'gateway' tower on this site that was mostly residential in use but with retail use on the ground floor and some element of hotel use. Members resolved to grant planning permission for that original approval in 2007. The remainder of the Hale Village development has now been constructed, in line with various applications to amend some aspects of the original permission, with the exception of this plot.
3. The site currently includes a void that drops below the level of the existing pedestrian areas that surround it.
4. *Layout, Design and Appearance* – The development would include a 33 storey tower on the western side of the site that drops to 11 storeys to form a 'sky garden' to the rear (east).

The use of the block is primarily residential (290 units) with a rectangular ground floor and mezzanine podium level forming retail and also potentially office space (1600sqm). The residential entrance is to the north.

The detailed design of the proposal is currently subject to change due to the early stages of discussions, although the predominant material currently appears to be glass with variation in the use of external or inset balconies and winter gardens, as appropriate, intended to provide visual interest.

Basement parking would be provided for the site, as well as external hard and soft landscaping.

5. *Affordable housing* – The maximum amount of affordable housing should be provided taking into account viability. No indicative figure has yet been identified.
6. *Density* – This site is considered to be in the ‘urban’ context and has a PTAL rating of 6a, thus any proposed development should seek to optimise the site whilst using the density guidance ranges of 200 to 700 habitable rooms per hectare (hr/ha) as set out in the London Plan. The proposed density has yet to be confirmed but is expected to fall within this threshold.
7. *Housing mix* – The housing mix has not yet been confirmed. However, it is estimated there would be approximately 290 residential units in a majority of 1 and 2 bedroom flats, with around 3% (8 or 9) 3 bedroom flats.
8. *Impact on residential amenity* – Any design proposal should consider the impact on the amenity of the surrounding properties, particularly those within the residential buildings to the east (Coppermill Heights) and to the south (Ferry Lane Estate).

A daylight/sunlight BRE assessment would be required.

Overlooking is also a key consideration given the amount of glazing proposed and the siting of a private viewing platform/amenity space.

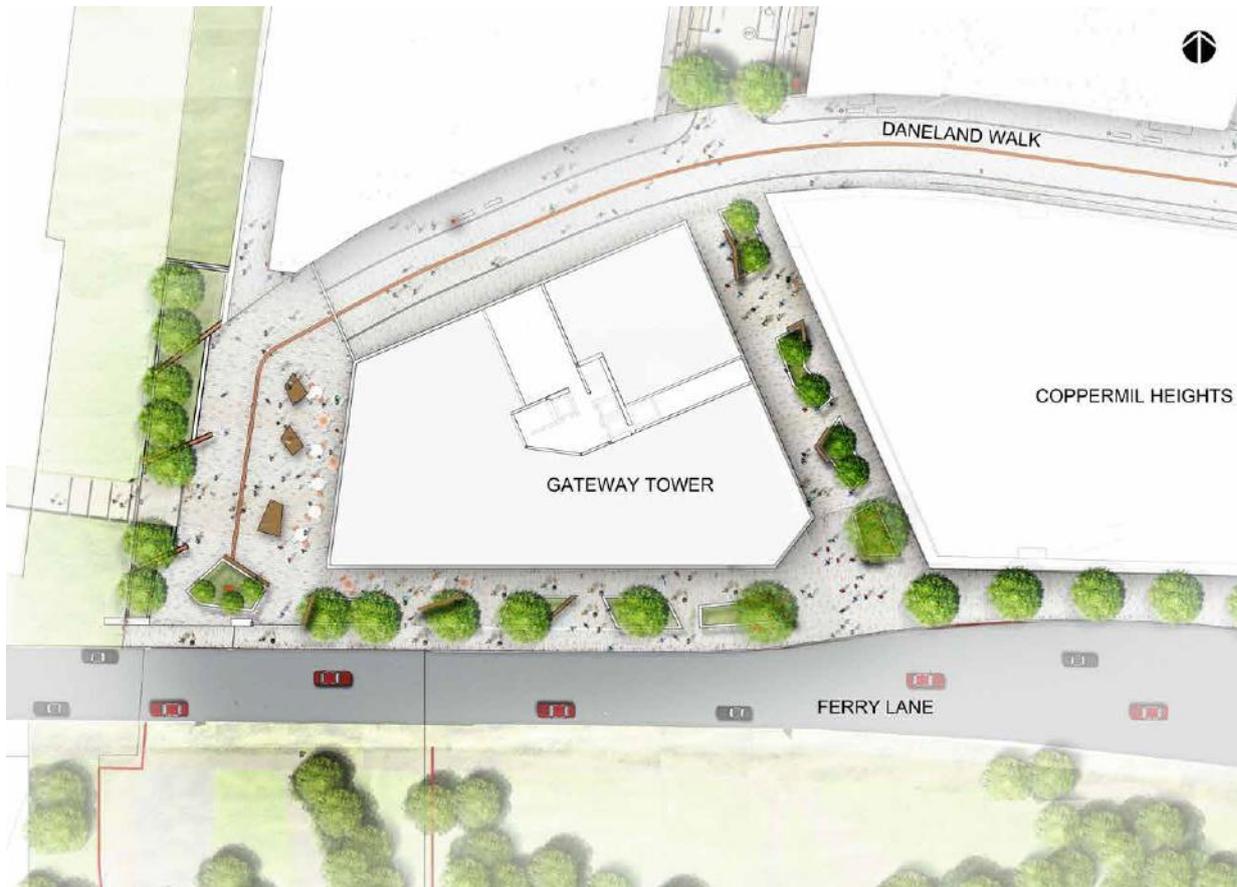
Any scheme should seek to safeguard the amenity of surrounding residents.

9. *Quality of accommodation* – Policy 3.5 of the London Plan (Minor Alteration March 2016) and Local Plan Policy SP2 require high quality residential development which meets the standards set out in The Mayor’s Housing Supplementary Planning Guidance and Haringey Housing SPD. Any forthcoming proposal must comply with these space standards.
10. *Parking and highway safety* – The site is located in an area with a public transport accessibility level (PTAL) rating of 6a indicative of very high accessibility to local public transport services. Parking provision policies would need to be adhered to unless otherwise justified. It is understood that approximately 50 parking spaces would be located in a basement area, accessed from Jarrow Road. 10% of the proposed units would require disabled parking provision.
11. *Sustainability* – Sustainability and energy polices would need to be met and the number of single aspect units should be kept to an absolute minimum. BREEAM / Good Home Mark or other assessment of sustainability is expected for the development with the highest possible standard being achieved

- 6.3 These matters are to be assessed further before a full planning application is submitted and considered at the Planning Sub-Committee.

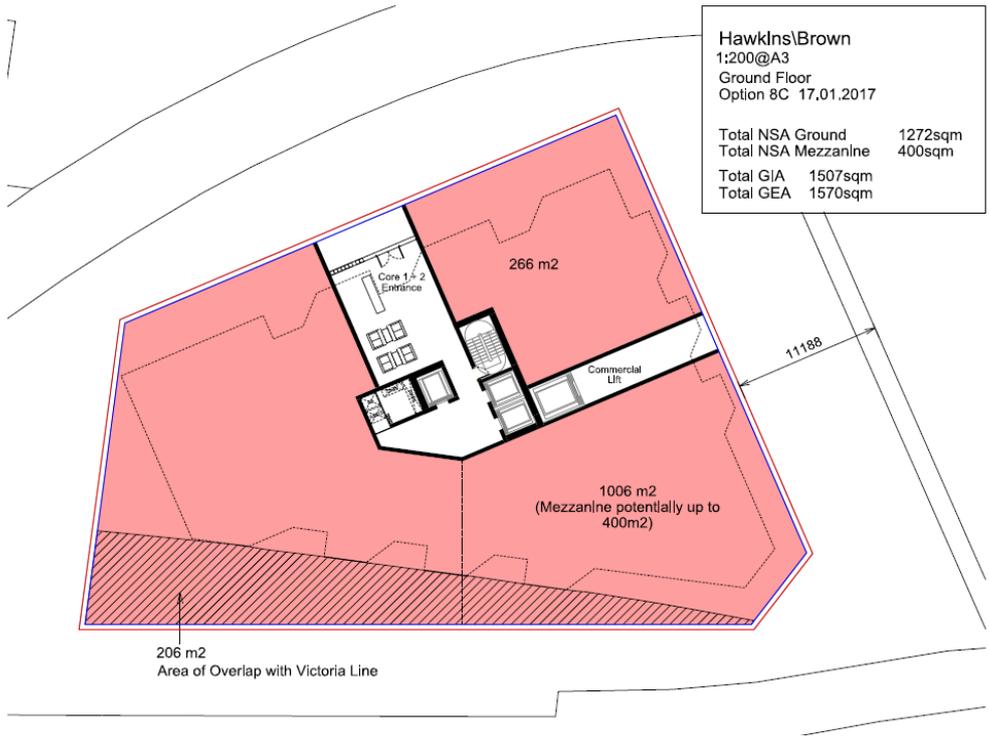
PLANS AND IMAGES

Site Plan:



General Layout:





Massing, Height and Design:







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Pre-application briefing to Committee**1. DETAILS OF THE DEVELOPMENT****Reference No:** PRE/2015/0418**Ward:** Noel Park**Address:** The Chocolate Factory, Clarendon Road, Wood Green N22 6XJ

Proposal: The proposal is for the redevelopment of the site to provide up to 225 residential units together with 14,128sqm of commercial floorspace, including the retention of the main 'Chocolate Factory' building.

Agent: Barton Willmore**Ownership:** Private**Case Officer Contact:** Adam Flynn**2. BACKGROUND**

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

3. SITE AND SURROUNDS

- 3.1 The site is located to the south-west of Wood Green Metropolitan Town Centre. It comprises a cluster of buildings of differing size and scale, which are predominantly occupied by creative businesses. The main Chocolate Factory building towards the centre of the site is up to 5-storeys in height, and is to be retained. The remainder of the buildings on the site, and later extensions of the Chocolate Factory, ranging in heights up to 5-storeys are to be demolished.
- 3.2 The main site is bordered to the west by Western Road and by Coburg Road to the south. The other portion of the site, currently used by the Metropolitan Police, lies on the western side of Western Road, to the west of the Decorium building.
- 3.3 The surrounding area is intensively developed, generally with buildings of 2-3 storeys in height, in a mixture of uses, including a school to the north, and the Mountview Academy to the south. The site lies adjacent to the southern boundary of the Wood Green Conservation Area.

- 3.4 The site forms part of Site SA19 in the Site Allocations DPD, which has just concluded its consultation on modifications phase. The proposed Site Allocation states: 'Enhancement of the Wood Green Cultural Quarter through improvements to Chocolate Factory and creation of high quality urban realm. Comprehensive redevelopment of the remaining sites for employment-led mixed use development with residential.'

4. PROPOSED DEVELOPMENT

- 4.1 The proposal is for the redevelopment of the site to provide up to 225 residential units together with 14,128sqm of commercial floorspace, including the retention of the main 'Chocolate Factory' building.
- 4.2 The commercial floorspace will be made up of the Chocolate Factory building, which will have its later additions and alterations demolished, and be extended by the provision of a new 6th floor. The Metropolitan Police Building on the opposite side of the road will be demolished and replaced with a new 4-storey building. A small 3-storey building will be added to the west of the Chocolate Factory building, with ground floor commercial uses in the other buildings making up the remainder.
- 4.3 The residential units are proposed in four buildings, with a main residential block of up to 7-stories fronting Western Road, a tower building up to 13-stories fronting the main internal square, and two 6-storey blocks to the south-west of the site fronting Coburg Road.

5. PLANNING HISTORY

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

6. CONSULTATION

6.1 Internal/external consultation:

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

6.3 Development Management Forum

- 6.4 The proposal was presented to a Development Management Forum on 19 January 2017. The key concerns highlighted at the meeting were an future and ongoing consultation and communication with existing tenants, the timeframes involved in the proposals, the maintenance of the Cultural Quarter and retaining the uniqueness, intrinsic uses and tenants, the provision of affordable housing, the locations of green/open space, land ownership, and car parking. Feedback from the Forum will be included within the written report to a forthcoming planning sub-committee.

6.5 Quality Review Panel

- 6.6 The scheme was presented to the Quality Review Panel on two occasions, these dates being 27 April 2016, and 06 July 2016. The summaries of the Panel's views are as follows:

27 April 2016 Review:

The Quality Review Panel recognises that the Chocolate Factory site represents a welcome opportunity to bring forward a high quality development that should set the standard for the area around the Haringey Heartlands. The panel broadly supports the emerging proposals, and feels that it has the potential to become a good scheme. They identify, however, a number of issues that need to be resolved, in particular the configuration and nature of the northwest section of the site adjacent to the school, and the clarity and role of the central space. They also remain to be convinced by the location and nature of both towers, and suggest that further thought is required.

The panel also identified that the public realm across the site requires further scrutiny in terms of scale, hierarchy and design. The courtyard block could be very successful; the panel drew a parallel with the Custard Factory in Birmingham as an example of how the special character of a place has been retained and expressed in a very successful development. The importance of early consideration and integration of public art was highlighted.

6 July 2016 Review:

The Quality Review Panel is generally supportive of the way that the scheme has developed following the previous QRP meeting on 27 April. They welcome the reduction in height of a storey from Block I (Metropolitan Police site), and removal of the tower to the north-west of the site, and the opportunities that this has enabled for the creation of some positive spatial relationships within the Chocolate Factory courtyard, and with the school to the north of the site. The tower located adjacent to the square remains an interesting proposition, but the

panel feels that further justification and testing of the scale is needed, with regard to long views. The emerging sketch designs for the tower show promise; the panel further feels that the tower would need to have very special qualities to justify its scale.

The panel is broadly supportive of the distribution of uses and emerging architectural design, but suggest that there is scope for fine-tuning, especially with regard to over-shadowing. Further consideration (in discussion with officers) is also required concerning short-term boundary conditions of the first phase of development to mitigate or avoid negative impacts like overlooking. The panel also finds much to admire in the design of the public realm - but feels that there is scope to further refine the design of the square. More detailed comments are provided below.

7. MATERIAL PLANNING CONSIDERATIONS

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

1. *Principle of the development* – The redevelopment of the site to create a mixed use development comprising a comprehensive amount of commercial floorspace together with residential units is acceptable in principle, and in accordance with the site allocation for the site. Provision of affordable workspace would be expected to be provided as part of the application.
2. *Design and appearance* – The general principle of the layout of the development and the block position is considered acceptable, however the overall bulk, massing and height is still being developed. Careful treatment of the design, especially to the tower building, the Metropolitan Police building, and the building fronting Coburg Road, is essential. The design and layout of the scheme has been evolving, but this still requires some refining prior to submission.
3. *Affordable housing* – Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough's target of 50% of affordable housing contributions to the Borough's affordable housing stock (current Draft Published Local Plan Amendment 40% affordable housing). However, any proposed scheme providing less than the required affordable housing must submit a viability report for assessment. The quantum of affordable housing units is not yet known.
4. *Density* – The density of the proposal is still evolving, however the density of the proposal would be expected to be in line with the guidance in the London Plan Density Matrix of 70-260 u/ha and 200-700 hr/ha for an Urban location with a PTAL of up to 5.

5. *Housing mix* – The proposed mix is presently 34 x family sized (3-bed plus) units (15%), 112 x 2-bed units (50%), and 79 x 1-bed units (35%), which is welcomed and considered to provide a good mix of units.
 6. *Impact on residential amenity* – The proposal should consider the impact on the amenity of the surrounding properties regarding loss of daylight / sunlight / enclosure overlooking, loss of privacy and noise levels. Any formal submission should include a BRE sunlight and daylight study in relation to any redevelopment of the site and a noise report with mitigating measures if required.
 7. *Quality of accommodation* – London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor's Housing SPG. From the plans provided, it appears that the proposed units would be of a good size and layout, with good sized rooms and access to amenity space.
 8. *Parking and highway safety* – The applicant has taken a pre-emptive approach to the preparation of the transport assessments which is acceptable. Trip generation, surveys and net trips will influence the modelling. Parking will need to be assessed on the basis of the mixture of uses proposed. An assessment of the PTAL of the site will be required, as part of the site falls within PTAL 3. Depending on the results of this assessment, some element of car-free development may be considered acceptable. Disabled parking would be required at a rate of 1 per wheelchair unit (10% of the units proposed). This would need to be provided on the site. Cycle parking will also be required at London Plan standards.
 9. *Accessibility* – All units would comply with the relevant standards and 10% of the number of residential units would be required to be wheelchair accessible.
 10. *Sustainability* – The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations. This would be expected to be outlined in an Energy Strategy to be submitted with any application.
- 7.2 These matters are to be assessed prior to the application being considered at a planning sub-committee.

PLANS AND IMAGES

Indicative Site Layout



Aerial View



Indicative Aerial View

