

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON MONDAY, 12TH MARCH, 2018, 7.00 - 9.25
pm**

PRESENT:

**Councillors: Natan Doron (Chair), Toni Mallett (Vice-Chair),
David Beacham, John Bevan, Clive Carter, Joanna Christophides,
Jennifer Mann and James Patterson**

172. FILMING AT MEETINGS

Noted.

173. PLANNING PROTOCOL

Noted.

174. APOLOGIES

Apologies for absence were received from Councillor Basu and Councillor Barbara Blake.

175. URGENT BUSINESS

None.

176. DECLARATIONS OF INTEREST

None.

177. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 15 January 2018 and 12 February 2018 be approved.

**178. (2018/0050) LAND NORTH OF MONUMENT WAY AND SOUTH OF FAIRBANKS
ROAD N17**

The Committee considered an application for: Submission of reserved matters namely a) Scale, b) Layout, c) Landscaping, and d) Appearance of outline planning permission reference HGY/2016/2184 dated 21/12/2017 for 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories

The Planning Officer gave a short presentation highlighting the key aspects of the report.

Rachel Donald addressed the Committee in objection to the application. She felt that the development would cause unacceptable harm to the community and surrounding buildings due to the loss of daylight and sunlight. She informed the Committee that she had commissioned a daylight and sunlight report which highlighted a number of discrepancies in the report in the application. Ms Donald requested that the application be refused due to the loss of sunlight and daylight for surrounding properties.

Ben Burgerman, Legal Officer for the Council, informed the Committee that the right to light was not a material planning consideration. He added that this application was for reserved matters, and the Committee could not consider areas that were decided at the outline stage.

The Committee noted the following in response to their comments and questions:

- The cycle parking would be integrated within the blocks.
- Ventilation systems would be installed, and this was as in all modern housing regardless of location. This was not an expensive system to maintain.
- There would be an environmental management plan to deal with the construction noise.
- The 3 bed units had separate kitchen and living spaces, and the 1-2 bed units had combined kitchen and living spaces.
- The balconies all projected on to Fairbanks Road, and had solid fronts.

The Chair moved that the application be granted, and following a vote, with seven members voting in favour and one abstention, it was:

RESOLVED

- i That the Committee GRANT planning permission and that the Head of Development Management or the Assistant Director Planning is authorised to issue the planning permission and impose conditions and informatives as set out below.
- ii 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 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.

CONDITIONS

COMPLIANCE: Time limit for implementation (LBH Development Management)

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.

COMPLIANCE: Development in accordance with approved drawings and documents (LBH Development Management)

2. The approved plans comprise drawing numbers and documents:

Site plans:

16017_00_07_001 Planning Application Boundary Location Plan P01
16017_00_07_002 Existing Site Plan P01
16017_00_07_003 Site Plan Proposed With Context P01
16017_00_07_004 Site Plan Proposed P01
16017_00_07_010 Ground Floor Plan P01
16017_00_07_011 First Floor Plan P01
16017_00_07_012 Second Floor Plan P01
16017_00_07_013 Third Floor Plan P01
16017_00_07_014 Fourth Floor Plan P01
16017_00_07_015 Site Roof Plan P01

GA plans:

16017_00_07_100 Block A, Plan - Ground Floor P01
16017_00_07_101 Block A, Plan - First Floor P01
16017_00_07_102 Block A, Plan - Typical Floor P01
16017_00_07_103 Block A, Plan - Roof P01
16017_00_07_105 Block B, Plan - Ground Floor P01
16017_00_07_106 Block B, Plan - First Floor P01
16017_00_07_107 Block B, Plan - Typical Floor P01
16017_00_07_108 Block B, Plan - Fourth Floor P01
16017_00_07_109 Block B, Plan - Roof 1:200 A3 P01
16017_00_07_110 Block C, Plan - Ground Floor P01
16017_00_07_111 Block C, Plan - First Floor P01
16017_00_07_112 Block C, Plan - Typical Floor P01
16017_00_07_113 Block C, Plan - Roof P01
16017_00_07_114 1b2p Type Plans P01
16017_00_07_115 2b4p Type Plans P01
16017_00_07_116 2b4p Type Plans P01
16017_00_07_117 3b5p Type Plans P01
16017_00_07_118 3b5p Type Plans P01

Site elevations:

16017_00_07_200 South Site Elevation P01
16017_00_07_201 North Site Elevation P01

GA elevations:

16017_00_07_203 Block A, Elevations P01
16017_00_07_204 Block B, Elevations P01
16017_00_07_205 Block C, Elevations P01
16017_00_07_206 Block B, Elevations - South P01

16017_00_07_207 Block B, Elevations - North P01
16017_00_07_208 Rvp, Gutter And Hopper Detail Elevations P01

GA sections:

16017_00_07_303 Block A, Section - Core P01
16017_00_07_304 Block A, Section - Long Section P01
16017_00_07_305 Block B, Section - Core P01
16017_00_07_306 Block B, Section - Long Section P01
16017_00_07_307 Block C, Section - Core P01
16017_00_07_308 Block C, Section - Long Section P01

Bay studies:

16017_00_07_400 Block A - Bay Study P01
16017_00_07_401 Block B - Bay Study P01
16017_00_07_402 Block C - Bay Study P01

Design intent:

16017_00_07_500 Balcony Detail P01
16017_00_07_501 Window Detail P01
16017_00_07_502 Canopy Detail P01
16017_00_07_503 Typical Roof Section P01

Landscape drawings:

271_001 Proposed Landscape Plan P6
271_002 Proposed Tree Replanting Plan P4
271_010 Block A Proposed Landscape Plan P5
271_011 Block B Proposed Landscape Plan P4
271_012 Block C Proposed Landscape Plan P5
271_020 Proposed Cross Section 1 P2
271_021 Proposed Cross Section 2 P2
271_022 Proposed Cross Section 3 P1
271_023 Proposed Cross Section 4 P2
271_024 Proposed Cross Section 5 P2
271_025 Proposed Cross Section 6 P2
271_026 Indicative Typical Brick Setting Out P1
271_030 Proposed Wall Front Elevation 1 P2
271_031 Proposed Wall Front Elevation 2 P1
271_040 Typical Wall Detail P2

Highway drawings:

160721-X-00- DR-C-2000 Proposed Levels Layout Sheet 1 P2
160721-X-00-DR-C-2001 Proposed Levels Layout Sheet 1 P2
160721-X-00-DR-C-4000 Proposed Surface Layout Sheet 1P2
160721-X-00-DR-C-4001 Proposed Surface Layout Sheet 2 P2
160721-X-00-DR-C-2200 Longitudinal Sections P1
160721-X-00-DR-C-2201 Cross Sections Sheet 1 P1
160721-X-00-DR-C-2202 Cross Sections Sheet 2 P1
160721-X-00-DR-C-3300 Highway Construction Details Sheet 1 P1
160721-X-00-DR-C-3300 Highway Construction Details Sheet 1 P2

Documents:

Combined Planning Statement and Design and Access Statement (including appendices) dated December 2017 by Allies and Morrison
Construction Environmental Management Plan dated 23 February 2018 by Mulalley & Co Ltd

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.

COMPLIANCE: Plant and Machinery – EU Directive (LBH Environmental Health)

3. All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM.

Reason: To protect local air quality.

COMPLIANCE: Inventory of NRMM during Development

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

Reason: To protect local air quality.

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

5. The placement of any satellite dish or television antenna on any external surface of the development is prohibited excepting those approved pursuant to the “Central Dish/Receiving System” condition above.

Reason: To protect the amenity of the locality.

COMPLIANCE: Wheelchair Dwelling (LBH Development Management)

6. At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2010 (as amended) in conformity with the Design and Access Statement unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure inclusive and accessible development.

PRE-COMMENCEMENT: Land contamination part 1 (LBH Environmental Health)

7. Before development commences other than for investigative work:
- a) Using information obtained from the Phase 1 Desk Study Report (CGL June 2016 Revision 1) additional site investigation, sampling and analysis shall be undertaken. 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 approval in writing.

- b) If the approved 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.

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.

PRIOR TO FIRST OCCUPATION: Land contamination 2 (LBH Environmental Health)

8. Where remediation of contamination on the site is required completion of the remediation detailed in the approved 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 first occupied.

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

PRE-COMMENCEMENT: Construction Management Plan (CMP) and Construction Logistics Plan (CLP) (LBH Transportation)

9. Prior to the commencement of the development, a Construction Management Plan (CMP) and 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) would be undertaken in a manner that disruption to traffic and pedestrians is minimised. It is also required that construction vehicle movements be carefully planned and co-ordinated to avoid the AM and PM peak periods. The development will thereafter be implemented in accordance with the approved CMP and CLP.

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.

PRE-COMMENCEMENT: *Inspection of Tree Protection Measures (LBH Tree & Nature Conservation)*

10. Prior to any works 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.

PRE-COMMENCEMENT: NRMM Registration and Notification to LPA (LBH Environmental Health)

11. Prior to the commencement of the development, all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall be registered at <http://nrmm.london/>. The Local Planning shall be notified in writing of registration.

Reason: To protect local air quality.

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.

PRE-PILING: *Impact Piling Method Statement (Thames Water)*

12. 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 to discuss the details of the piling method statement.

PRE-ANY TREE WORKS: *Tree Protection Site Meeting (LBH Tree and Nature Conservation)*

13. Prior to any trees works on the application site (including tree removal), 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.

PRE-ABOVE GROUND WORKS – Secure by Design Certificate (Metropolitan Police Service)

14. Prior to above grade works, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason: To ensure the safety and security of the development.

PRIOR TO FIRST OCCUPATION: Car Parking Management Details (LBH Transportation)

15. Details of a scheme for the management, maintenance and enforcement of car parking within the development shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any part of the development is first occupied and the parking areas shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by or on behalf of the Local Planning Authority.

Reason: to protect the amenity of adjoining occupiers and prevent obstruction on the highway.

PRIOR TO FIRST OCCUPATION: Child Play Space Strategy (LBH Development Management)

16. Prior to first occupation, a Child Play Space Strategy demonstrating how child play space provision will be accommodated on and off the site shall be submitted to and approved by the Local Planning Authority. The strategy as approved shall be implemented prior to first occupation of the development and maintained as such thereafter unless otherwise agreed in writing by Local Planning Authority.

Reason: to ensure high quality development.

PRE-ABOVE GROUND WORDS – Ventilation Strategy (LBH Environmental Health)

17. A) A building ventilation strategy shall be carried out which shall consider natural ventilation, mechanical ventilation and mixed-mode ventilation and identify the best available ventilation mode to reduce exposure to air pollution and sent to the LA for approval. The strategy should take into account the Building Regulations 2000, Approved Document F (Ventilation) and the Domestic Ventilation Compliance Guide, as well as guidance provided by the

Chartered Institution of Building Services Engineers (CIBSE), including Guide A: Environmental Design and Minimizing Pollution at Air Intakes. A balance must be struck between ventilation to improve air quality indoors versus air tightness to improve energy efficiency performance. The ventilation must address the pollutants of concern of PM10 and nitrogen dioxide.

B) Using the information in the ventilation strategy and prior to the commencement of above-ground works, details of the ventilation or other plant shall be submitted to and approved by the Local Planning Authority prior to installation. Details should include full specifications of all filtration, deodorising systems, noise output and termination points. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reason: To protect the amenity of future occupants against poor air pollution

INFORMATIVES:

Working with the applicant (LBH Development Management)

1. 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) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.

Hours of construction work (LBH Development Management)

2. 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.

Party Wall Act (LBH Development Management)

3. 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.

Designing out crime – certified products (Metropolitan Police)

4. 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.

Public sewers (Thames Water)

5. 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.

Surface water (Thames Water)

6. 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.

Minimum pressure and flow rate (Thames Water)

7. INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 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.

Water main crossing the site (Thames Water)

8. 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 0800 009 3921 for further information.

Large water main adjacent the site (Thames Water)

9. INFORMATIVE There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24-hour access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on 0800 009 3921 for further information.

Sprinkler installation (London Fire Brigade)

10. INFORMATIVE: This authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs 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 sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

Asbestos survey (LBH Environmental Health)

11. **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.

Naming of new development (LBH Transportation)

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

179. (2017/3584) LAND AT BERNARD WORKS, BERNARD ROAD, HERBERT ROAD AND NORMAN ROAD

The Committee considered an application for: Demolition of existing buildings and erection of a part 1, 3, 4, 5, 6, 7 storey mixed use development comprising 25 Commercial Units (B1), music rehearsal space (Sui Generis), a café (A3), Commercial Pavilion (Sui Generis) (2446.9sqm), and 99 Residential Units (C3) including 12 apartments tethered to the commercial space, plus site access, landscaping, plant and other associated development.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

Suzanne Asher addressed the Committee in objection to the application. She argued that the development was in contravention of a number of policy areas, and was contrary to the development plan. The development was out of character for the area, and the scale did not correspond with the two storey buildings surrounding it. The size of the development would lead to a 75-100% loss of daylight and sunlight to the bedrooms of several properties in the surrounding area.

Shirley Vaughan addressed the Committee in objection to the application. There were 80 homes in the local area which were opposed to the development. The application was in contravention to planning policies and the Tottenham Area Action Plan. She referred to the loss of commercial space, trees and open recreational space. The development was unacceptable for the area.

Officers responded to questions from the Committee:

- Tall buildings were defined as 10 storeys and over. This application complies with the definition of taller buildings.
- The new recreation space would cover 1000sqm, with a higher quality provision rather than just a grassed area.
- There was no affordable housing in the development, as this was an employment led application. In order for the employment space to be provided, it would not be viable to include affordable housing. The 40% affordable housing target was borough wide, and this development would be included as part of the wider area action plan.

Councillor Diakides addressed the Committee in objection to the application. He stated that the ward councillors and local residents wanted regeneration and investment in the area but that this was not suitable. The proposal breached most planning policies and was opposed by local residents.

Councillor Vanier addressed the Committee in objection to the application. She stressed the issue of residents on Ashby Road being overlooked, the loss of privacy and loss of light, and stated that she did not believe that this had been addressed strongly enough.

The Chair referred to pages 118 and 119 of the report and clarified that there were four people who had written in support of the application.

Officers responded to questions from the Committee:

- The scheme did not contravene planning policies, and officers had recommended that the scheme was compliant.
- Access to open space was part of the s106 agreement, and would be fully accessible 24 hours per day in perpetuity.

Nick Hartwright spoke on behalf of The Mill Co. Project in support of the application. He explained that the important thing about the scheme was the permanence of the workspaces – tenants would be given a 50 year lease with discounted rent. The tethered units would encourage people to put down roots and live and work in the area.

Nick Charalambous spoke on behalf of the developer in support of the application. He explained that the expectation was that workspace tenants would be involved with the local community to deliver access by ways of open days and apprenticeships. He added that there would be 280sqm of play space specifically for children.

The Chair MOVED that the application be GRANTED and following a vote with six in favour and three against, it was

RESOLVED

- i) That the Committee GRANT planning permission and that the Head of Development Management or the Assistant Director Planning is authorised to issue the planning permission and impose conditions and informatives subject to referral to the signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.
- ii) That delegated authority be granted to the Head of Development Management or the Assistant Director of 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 Chair (or in their absence the Vice-Chair) of the Sub-Committee.

- iii) That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 1st July 2018 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- iv) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (iii) above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.
- v) That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (iii) above, the planning permission be refused for the following reasons:
 - i. *In the absence of a legal agreement securing 1) an affordable workspace plan and 2) an affordable workspace provider, the scheme would fail to deliver high quality employment floorspace within a designated Employment Area – Regeneration Area and fail to meet the Council’s strategic objectives in relation to employment land and the site allocation. As such, the proposal is contrary to London Plan Policy 4.4, Draft London Plan Policy E3, Strategic Policy SP8 and DM Policy 38 and TH12.*
 - ii. *In the absence of a legal agreement securing 1) the provision of on-site affordable housing and 2) viability review mechanisms the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey’s residents. As such, the proposal is contrary to London Plan Policies 3.9, 3.11 and 3.12, Strategic Policy SP2, and DPD Policies DM 11 and DM 13, and Policy TH12.*
 - iii. *In the absence of the legal agreement securing an Open Space Management and Access Plan the proposal would fail to secure publicly accessible and well maintained open space. As such, the proposal would be contrary to London Plan policies 7.5, 7.9, Policy SP12, Policy DM20 and Policy TH12.*
 - iv. *In the absence of legal agreement securing 1) residential and commercial Travel Plans, and Traffic Management Order (TMO) amendments and 2) financial contributions toward travel plan monitoring, and car club provision and parking control measures the proposal would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal would be contrary to London Plan policies 6.9, 6.11 and 6.13. Spatial Policy SP7, Policy DM31 and Policy TH12.*

- v. *In the absence of a legal agreement securing an energy plan carbon offset payment and an energy plan the proposal would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and contrary to London Plan Policy 5.2 and Strategic Policy SP4, and emerging DPD Policies DM 21, DM22 and SA48.*
 - vi. *In the absence of a legal agreement securing the developer's participation in the Considerate Constructor Scheme, the development would fail to mitigate the impacts of demolition and construction and impinge the amenity of adjoining occupiers. As such the proposal would be contrary to London Plan Policies 5.3, 7.15, Policy SP11 and Policy DM1.*
- vi) In the event that the Planning Application is refused for the reasons set out above, the Head of Development Management or the Assistant Director Planning (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- i. There has not been any material change in circumstances in the relevant planning considerations, and
 - ii. The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
 - iii. The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

CONDITIONS

- 1) **COMPLIANCE Three Year Expiry (LBH 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 and Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
- 2) **COMPLIANCE Development in Accordance with Approved Drawings and Documents (LBH Development Management)**
 The approved plans and drawings comprise the following:
Approved Drawings: A244-DMA-ZZ-ZZZ-DR-A-01100; A244-DMA-ZZ-ZZZ-DR-A-00101; A244-DMA-ZZ-ZZZ-DR-A-00102; A244-DMA-ZZ-ZZZ-DR-A-00201; A244-DMA-ZZ-ZZZ-DR-A-00202; A244-DMA-ZZ-ZZZ-DR-A-01101; A244-DMA-ZZ-ZZZ-DR-A-01102; A244-DMA-ZZ-ZZZ-DR-A-01103; A244-DMA-ZZ-ZZZ-DR-A-01104; A244-DMA-ZZ-ZZZ-DR-A-01104; A244-DMA-ZZ-ZZZ-DR-A-01104; A244-DMA-ZZ-ZZZ-DR-A-01104; A244-DMA-ZZ-ZZZ-DR-

A-01104; A244-DMA-ZZ-ZZZ-DR-A-01105; A244-DMA-ZZ-ZZZ-DR-A-01106; A244-DMA-ZZ-ZZZ-DR-A-01107; A244-DMA-ZZ-ZZZ-DR-A-01108; A244-DMA-ZZ-ZZZ-DR-A-01109; A244-DMA-ZZ-ZZZ-DR-A-01201; A244-DMA-ZZ-ZZZ-DR-A-01202; A244-DMA-ZZ-ZZZ-DR-A-01203; A244-DMA-ZZ-ZZZ-DR-A-01204; A244-DMA-ZZ-ZZZ-DR-A-01205; A244-DMA-ZZ-ZZZ-DR-A-01206; A244-DMA-ZZ-ZZZ-DR-A-01207; A244-DMA-ZZ-ZZZ-DR-A-01208; A244-DMA-ZZ-ZZZ-DR-A-01301; A244-DMA-ZZ-ZZZ-DR-A-01302; A244-DMA-ZZ-ZZZ-DR-A-01303; A244-DMA-ZZ-ZZZ-DR-A-01304; A244-DMA-ZZ-ZZZ-DR-A-01305; A244-DMA-ZZ-ZZZ-DR-A-01306; A244-DMA-ZZ-ZZZ-DR-A-01401; A244-DMA-ZZ-ZZZ-DR-A-01402; A244-DMA-ZZ-ZZZ-DR-A-01403; A244-10.06-01-Area & Accommodation Schedule; A244-10.06-02-Residential Unit Schedule; A244-10.06-03-Commercial Unit Schedule
SP00 - Tree and Shrub Plan, SP01 - Shrub and Perennial Planting Plan, SP02 - Soil Plan,, SP03 - Irrigation Plan

Approved Documents: *Planning Statement (December 2017 Urbanissta); Home Quality Mark Assessment (December 2017 - Renewable Environmental Services); Breeam Assessment (December 2017 - Renewable Environmental Services); Tree Survey & Arboricultural Impact Assessment (October 2017 - Syntegra Consulting); Statement of Community Involvement (October 2017 – Hard Hat); Daylight/Sunlight Analysis (December 2008 – Gia); Internal Daylight/Sunlight Analysis (December 2008 – Gia); Air Quality Assessment (December 2017 - xC02); Phase I Land Contamination Study (April 2017 – Soils Limited); Basement Impact Assessment (September 2017 – Soils Limited); Environmental Noise Survey Report (October 2017 - Sandy Brown Acoustic); Planning Noise Report (November 2017 - Sandy Brown Acoustic); Outline Fire Safety Strategy Report (December 2017 – Chapman BDSP); Economic Statement (December 2017 – Emyrean Developments); Energy Strategy (December 2017 - Renewable Environmental Services); Thermal Comfort Analysis (December 2017 - Renewable Environmental Services); Future Climate (TM49) Analysis (December 2017 - Renewable Environmental Services); Wind Comfort Study (December 2017 – Chapman BDSP); Viability Report and appendices 1-4 (December 2017 – Adam Roberts); Construction Management Plan (December 2017 – Haig); Demolition Plan (December 2017 – Haig); Transport Assessment (December 2017 - Steer Davies Gleave); Design and Access Statement (December 2017 -Duggan Morris Architects); D&A Landscape Character and associated plans (December 2017 – MRG Studio); Utilities Statement (December 2017 – Long and Partners); Ventilation Services Strategy (December 2017 – Long and Partners).*

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) PRE-COM Materials Samples (LBH Development Management)

Prior to the commencement of the development (excepting demolition works) precise details of the external materials to be used in connection with the development hereby permitted shall be submitted to, approved in writing by the Local Planning Authority. The details shall include samples of the type and shade of cladding, window frames and balcony frames, sample panels, perforated screening, brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of approved materials and maintained thereafter.

REASON: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4) PRE-COM 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 in writing to and approved by the Local Planning Authority.

Details of hard landscaping works shall include:

- hard surfacing materials
- minor artefacts and structures (eg. furniture, refuse or other storage units, signs etc.)
- proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc)

Details of soft landscape works shall include:

- planting plans for all open spaces
- a full schedule of species of new trees and shrubs proposed to be planted (in conformity with approved landscaping documents)
- 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 commercial occupation of the development. The approved hard landscaping details shall be implemented within 3 months of commercial occupation.

REASON: to protect the amenity of the locality.

5) COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management)

Any new tree or plant on the development site which, within a period of five years of occupation of the approved development 1) dies 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 and the environment

6) PRE-OCC – Lighting Strategy (LBH Development Management)

Prior to the residential occupation of the development, a Lighting Strategy shall be submitted in writing to and for approval by the Local Planning Authority. The strategy shall be implemented as approved and maintained thereafter.

REASON: To protect the environment.

7) PRE-AGW – Secure by Design Certificate (Metropolitan Police Service)

Prior to above grade works, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter.

REASON: To ensure safe and secure development and reduce crime.

8) Waste Management Plan (LBH Development Management)

Prior to the residential or commercial occupation of the development (whichever occurs first) a Waste Management Strategy (WMS) shall be submitted in writing to and for approval by the Local Planning Authority. The WMS shall be implemented as approved and maintained thereafter.

REASON: To protect the amenity of the locality.

9) PRE-OCC – Car Parking Management Strategy (LBH Transportation)

Prior to the residential or commercial occupation of the development (whichever occurs first) a Car Parking Management Strategy (CPMS) shall be submitted in writing to and for approval by the Local Planning Authority. The CPMS shall confirm availability of all approved parking before occupation and contain details of:

- a) Visibility splays
- b) Facilitation/management of disabled parking for the commercial part of this development
- c) Control of the servicing/ delivery area and parking enforcement,
- d) Swept paths for delivery vans, ramp details (if any proposed),

The CPMS shall be implemented as approved and maintained thereafter.

REASON: To protect amenity and promote sustainable travel.

10) PRE-COM Updated Basement Development Impact Assessment (LBH Development Management)

Prior to the commencement of the development, an updated Basement Development Impact Assessment (BIA) shall be submitted in writing to and for approval by the Local Planning Authority. The updated BIA shall be undertaken by a suitably qualified person. The development shall be constructed in accordance with the approved updated BIA and maintained thereafter.

REASON: to protect the amenity of the locality.

11) PRE-COM Construction Management Plan (CMP) and Construction Logistics Plan (CLP) (LBH Transportation)

Prior to the commencement of the development, a Construction Management Plan (CMP) and 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) would be undertaken in a manner that minimises disruption to traffic and pedestrians. The plans shall demonstrate that construction vehicle movements are planned and co-ordinated to avoid the AM and PM peak periods and include measures to safeguard and maintain the operation of the local highway network.

The CMP and CLP shall be implemented as approved and shall endure until the development hereby approved is complete.

REASON: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic.

12) PRE-OCC - Service and Delivery Plan (DSP) (LBH Transportation)

Prior to any residential, commercial or community use of the site, a full Service and Delivery Plan (SDP) shall be submitted in writing to and for approval by the Local Planning Authority. The service and delivery plan must also include facility for the delivery and storage of parcels for residents of the development. The plan shall be implemented as approved and maintained thereafter unless agreed in writing by the Local Planning Authority.

REASON: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic.

13) COMPLIANCE - Wheelchair Dwellings (LBH Development Management)

At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) in conformity with Design and Access Statement, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure inclusive and accessible development

14) COMPLIANCE - Accessible & Adaptable Dwellings (LBH Development Management)

All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure inclusive and accessible development

15) COMPLIANCE - Internal Noise Levels within Residential Units – Design (LBH Environmental Health – Noise)

The constructed development shall be in accordance with Section 7.3 of the approved document Planning Noise Report detailing a façade sound insulation performance of R_w+C_{tr} 27 dB or greater (inclusive of acoustic Standard hermetically sealed thermal double glazing and acoustic trickle vents).

REASON: to ensure high quality residential development

16) COMPLIANCE Internal Noise Levels within Residential Units – Maximum Noise (LBH Environmental Health – Noise)

The internal noise levels within the proposed residential units (with the windows closed) shall be in accordance with BS8233:2014 as detailed below:

Time	Area	Maximum Noise level
Daytime Noise 7am – 11pm	Living rooms & Bedrooms	35dB(A)
	Outdoor Amenity	55dB(A)
Night Time Noise 11pm - 7am	Bedrooms	30dB(A)

With no more than 10 individual events to exceed 45dB LA_{max} (measured with F time weighting) between 23.00hrs – 07.00hrs.

REASON: To ensure high quality residential development

17) COMPLIANCE Plant Noise (LBH Environmental Health – Noise)

Noise arising from the use of any plant and associated equipment shall not increase the existing background noise level (LA_{90} 15mins) when measured (LA_{eq} 15mins) 1 metre external from the nearest residential or noise sensitive premises. The applicant shall also ensure that vibration/structure borne noise derived from the use of the extractor fan does not cause nuisance within any residential unit or noise sensitive premises, for as long as the development hereby approved endures.

REASON: to ensure high quality residential development and protect the amenity of the locality.

18) COMPLIANCE Commercial Music Studio Design (LBH Environmental Health – Noise)

The Commercial Music Studio located in the basement of the proposed development shall be so designed that amplified or non-amplified sound generated from within shall not increase the background noise level (LA₉₀ 15mins) in any one-third octave centre frequency band, when measured (LA_{eq} 15mins) within any residential or noise sensitive premises.

REASON: to protect the amenity of the locality.

19) PRE-COM Scheme of Sound Insulation (LBH Environmental Health – Noise)

Excepting demolition, prior to the commencement of the development, details of a sound insulation scheme to be installed between the commercial premises on the ground floor and residential premises on the first floor shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Environmental Health Officer. The scheme shall be installed as approved prior to any commercial occupation of the site, including the music studio, and shall be maintained thereafter.

REASON: to protect the amenity of the locality

20) PRE-COM Construction and Demolition Noise LBH Environmental Health – Noise)

Prior to the commencement of the development, a Site Environmental Management Plan (SEMP) pertaining to the control of noise and vibration (in general conformity with the approved document Construction Management Plan produced by Haig dated 6th December 2017) shall be submitted in writing to and for approval by the Local Planning Authority. The SEMP shall be implemented as approved and endure for the duration of the construction phase of the development.

REASON: to protect the amenity of the locality.

21) PRE-COM Site Wide Energy Network (LBH Carbon Management)

Prior to the commencement of the development, details of the site wide energy network shall be submitted in writing to and for approval by the Local Planning Authority. Details shall include:

- a) Confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice; and
- b) Confirmation that the operator of the heating and hot water network shall achieve the standards set out in the Heat Trust Scheme and the scheme is to be adopted for the lifetime of the development, unless approved in writing by the Local Planning Authority.
- c) Confirmation the design will make provision for future connection to a district heat network via the provision of punch points.

The network shall be installed as approved and maintained thereafter.

REASON: To ensure sustainable development.

22) COMPLIANCE – Surface Water Drainage (Thames Water)

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

REASON: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

23) COMPLIANCE – Public Sewer Crossings (Thames Water)

There are public sewers crossing or close to the 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.

REASON: To ensure access to public access to infrastructure

24) PRE-PIL – 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.

25) PRE COM - Existing Water Supply Impact study - (Thames Water)

Development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the Local Planning Authority (in consultation with Thames Water). The studies

should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

26) PRE-COM - Details of Flood Risk Attenuation Measures (LBH Drainage)

Excepting demolition, prior to the commencement of the development full details of attenuation infrastructure in line with approved documents shall be submitted in writing to and for approval by the Local Planning Authority. The attenuation measures shall demonstrate compliance with relevant London Plan standards in relation to greenfield run off rates. The approved details shall be implemented as approved and maintained thereafter.

REASON: To mitigate flood risk.

27) PRE-COM -Drainage Details – (LBH Drainage)

Prior to the commencement of the development details of the design, implementation, maintenance and management of the sustainable drainage scheme in line with approved documents shall be 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) POST-OCC – Confirmation of Energy Standards (LBH Carbon Management)

At least 6 Calendar Months following residential occupation of any part of the development, details confirmation that the energy efficiency standards and carbon reduction targets set out in the Energy Strategy Report - Bernard Works by Renewable Environmental Services, dated the 8th December 2017 have

been achieved, shall be submitted in writing to and for approval by the Local Planning Authority. Details shall show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building.

REASON: to ensure sustainable development

29) POST OCC – Post Construction Certification BREEAM and Home Quality Mark (LBH Carbon Management)

6 Calendar Months following any residential occupation of the development, a Post Construction Certification (issued by an independent certification body) shall be submitted in writing to and approved by the Local Planning Authority. The submission shall demonstrate the approved development achieves a rating of BREEAM Very Good and Home Quality Mark, 3 stars. The rating shall be maintained thereafter.

REASON: To ensure sustainable development.

30) COMPLIANCE – Remedial Works Plan BREEAM Very Good and Home Quality Mark (LBH Carbon Management)

IN THE EVENT the Local Planning Authority provides written notification that details submitted to discharge the condition above demonstrate a failure of the development to achieve the agreed ratings of BREEAM Very Good and Home Quality Mark, 3 stars, as set out in the post construction certificate, a Remedial Works Plan (RWP) shall be submitted in writing to and for approval by the Local Planning Authority within 3 Calendar Months.

The RWP shall provide a full schedule and costings of remedial works required to achieve the agreed ratings. The remedial works shall be implemented in accordance with the approved plan OR the full costs of remediation (including management fees) shall be paid to the Council to an agreed schedule.

REASON: to ensure sustainable development.

31) PRE-COM – Site Investigation (LBH Environmental Health)

Prior to the commencement of the development (other than for investigative work):

a) Using the information contained within the Phase 1 Desk-top study, (Soils Ltd, Reference: 16176/DS Rev1.03. dated April 2017), a site investigation shall be carried out for the site. The investigation must be comprehensive enough to enable:-

- 1) a risk assessment to be undertaken,
- 2) refinement of the Conceptual Model, and
- 3) 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.

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

32) PRE-OCC – Site Remediation (LBH Environmental Health)

Where remediation of contamination on the site is required and prior to the occupation of the development:

- 1) completion of the remediation detailed in the method statement in the Condition above shall be carried out; and
- 2) 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.

33) PRE-COM – Air Quality and Dust Management Plan (LBH Environmental Health)

Prior to the commencement of the development, 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 London Plan SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

REASON: To protect local amenity and air quality.

34) COMPLIANCE – Machinery Emissions (LBH Environmental Health)

All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM emissions.

REASON: To protect local air quality.

35) PRE-COM – NRMM Registration (LBH Environmental Health)

Prior to the commencement of the development, evidence of site registration at nrmm.london to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority.

REASON: To protect local air quality.

36) COMPLIANCE – Machinery Inventory (LBH Environmental Health)

During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

REASON: To protect local air quality.

37) PRE-WORKS - Updated Ecological Appraisal (LBH Development Management and Carbon Management)

Prior to above ground works on the development, an updated ecological strategy shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be in general conformity with the requirements of the approved document Preliminary Ecological Appraisal” by MKA Ecology (dated July 2017) and propose details of the following ecological improvements to the site:

- 4 bat boxes on new buildings facing between south and east orientations
- 4 Swift boxes facing between the north and east orientations of the buildings
- 4 Sparrow boxes facing between the north and east orientations of the buildings
- 4 starling boxes facing between the north and east orientations of the buildings
- New vegetation on the site (in line with approved landscaping documents) that supports foraging and commuting for bats and breeding and foraging for birds

The development shall be constructed in accordance of the details so approved and retained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity.

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: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

5) Numbering New Development (LBH Development Management)

INFORMATIVE: The new and converted 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.

6) Asbestos Survey Where Required (LBH Environmental Health)

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.

7) Disposal of Commercial Waste (LBH Waste Management)

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.

8) Piling Method Statement Contact Details (Thames Water)

INFORMATIVE: The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

9) Minimum Water Pressure (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) Water Main Crossing (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.

11) Installation of Non-Return Valve (Thames Water)

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

12) Paid Garden Waste Collection Service (LBH Development Management)

INFORMATIVE: Haringey now operates a paid garden waste collection service. The applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit: www.haringey.gov.uk/environment-and-waste/refuse-and-recycling/recycling/garden-waste-collection

13) Designing out Crime Officer Services (Metropolitan Police Service)

INFORMATIVE: The services of Metropolitan Police Service Designing Out Crime Officers (DOCOs) are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

SECTION 106 HEADS OF TERMS:

1) **Affordable Workspace** – 23,000m² of affordable workspace across 25 creative workspace studios to be let at 75% of market rent, subject to a rent review mechanism, for a period of 50 years.

- Provision of an affordable workspace provider to manage and support occupiers.
- Provision of an affordable workspace plan to include:
 - Delivery of commitments to the community in terms of training and/or employment opportunities and/or prioritising local residents and/or supporting community initiatives, providing upskilling opportunities and participating in studio open days
 - Management of the exhibition/pavilion space
 - Management of the café/refreshment space.

- Management of noise/exhausts/cooling and impacts on residential neighbours
 - Management of use of the yard space and resulting noise
 - Management of communal space and parking.
- 2) **Affordable Housing** – 12 units of tethered rental accommodation (12% affordable housing by unit and habitable room - 8 x 1B1P and 4 x 2B3P) to be located on the first and second floors of the development.
- Residents to be Occupiers (and family members) of onsite commercial licence holder
 - London Plan income restriction for occupiers (£90,000 maximum household income)
 - 75% of market rent subject to rent review.
- 3) **Viability Review Mechanism** should the proposal not be implemented within 18 months of the date of decision.
- 4) **Viability Review Mechanism at 75% leasehold sale completion.**
- 5) **Public Space Access and Management Plan** – for new public space created
- Space to be open to the public at all times
 - Public space to be maintained by the applicant
- 6) **Car Capping** - No future occupiers will be entitled to apply for a residents or business parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development save for disabled residents.
- 7) **Parking Control Measures - £23,000** (twenty three thousand pounds) towards the consultation and implementation of parking control measure in the local area surrounding the site including amendments to relevant traffic management orders.
- 8) **Car Club** - Establishment or operation of a car club scheme, which includes the provision of 2 car club bays and two cars with, two years' free membership for all units and £50.00 (fifty pounds in credit) per year for the first 2 years.
- 9) **Residential Travel Plan** (as part of the detailed travel plan) comprising:
- a) Appointment of a travel plan coordinator
 - b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident.
 - c) Travel Information packs to be given to all residents and information available through a website.

d) **£3,000** (three thousand pounds) for monitoring of the travel plan initiatives.

10) Commercial Travel Plan (as part of a detailed travel plan) comprising:

- a) Appointment of a travel plan co-coordinator
- b) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team.
- c) **£3,000** (three thousand pounds) for monitoring
- d) Review of cycle parking provision annually for the first two years as part of the travel plan and provide additional cycle parking facility if required.

11) Energy Plan and a developer financial contribution of **£382,305** addressing the **unachieved carbon reduction targets**. Subject to a review mechanism if the energy efficiency can be improved. Further contribution in the event sustainability measures do not achieve **carbon** savings.

12) Considerate Constructor- Development to be constructed in accordance with Considerate Constructor's scheme.

13) S278 Works – Applicant obligated to enter into a S278 agreement for relevant highway works on adopted highways.

14) Affordable Housing Management Plan.

180. (2018/0047) 500 WHITE HART LANE N17 7NA

The Committee considered an application for: Submission of Reserved Matters, namely a) Layout, b) Scale, c) Appearance and d) Landscaping pertaining to Outline Permission ref. HGY/2016/0828 for mixed use redevelopment to comprise the demolition of existing buildings/ structures and associated site clearance and erection of new buildings / structures to provide 144 residential units, employment uses (Use Class B1 and B8), retail uses (Use Class A1 and A3), community uses (Use Class D1) associated access, parking and servicing space, infrastructure, public realm works and ancillary development.

NB: This reserved matters application also deals with the layout and location of the employment use, which under the outline planning consent is located at the rear of the site and adjacent to Block 4. The layout now changes where the employment use is located at the front of the site on ground floor and first floor of block 1. The amount of commercial floorspace does not increase but as consented under the outline planning consent. A substation will be located in its place to the north west of the site.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

NK Guy addressed the Committee in objection to the application. He believed that community concerns had been dismissed by planning officers in the report, and stated

that the increase in housing would lead to accidents on the road, as there was no pedestrian crossing available.

Ursula Riniker addressed the Committee in objection to the application. She considered that the high rise, high density development was not acceptable to the area. The buildings next to the development were two storey houses, and to put six storeys next to them was excessive. She referred to the 2m high flumes which had not been included in the outline permission and stated that these would create an unacceptable eyesore as well as further polluting the area. She requested that the Committee refuse the application.

Officers responded to questions from the Committee:

- The development had outline planning permission for three to six storeys across the site.
- It was a good idea to have the majority of the development to be fenced with controlled access due to the convoluted development. The fencing was designed to be open with landscaping, and a high degree of visible permeability, which was a change to the current fencing.
- The location had not been identified as having road safety issues. A zebra crossing and upgrades to existing islands near to the petrol station had been negotiated.

Councillor Adje requested clarification on a number of points: the location of the social housing units; the set-up for kitchen / living space in the family units; and the creation of the cross roads at Devonshire Gardens. In response, officers confirmed that the affordable housing would be located in one block at the back of the site. The reason for this was that Haringey Council were purchasing the properties, and wanted to keep all of the properties in the same block for management reasons. The living and kitchen space would be open plan. With regards to Devonshire Gardens, part of the proposal was to reconfigure the access, with a raised entry and would improve what was currently there.

Mike Walker, Fairview Homes (applicant), spoke in support of the application. The development would provide 144 new homes, 800sqm of retail and employment space, £15,000 towards improvements of the public footpath to the east of the site, £150,000 towards the improvement of the W3 bus service, and £40,000 towards traffic management measures. The properties would have open plan living and kitchen space, and complied with national space standards.

Councillor Bevan MOVED that a condition be added to require that all three bedroom units have a separate kitchen and living area. Following a vote with two in favour, six against and one absention, the motion was REJECTED.

The Chair MOVED that the application be approved, and following a vote with seven in favour and two against it was

RESOLVED

- i) That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives.
- ii) That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to 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.

CONDITIONS

1. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

00-001, 00-002, 00-101 Rev P1, 00-102 Rev P1, 00-111 Rev P1, 00-112 Rev P1, 00-113, 20-201 Rev P1, 20-202, 20-203, 20-211 Rev P1, 20-212 Rev P1, 20-221 Rev P1, 20-222 Rev P1, 20-223 Rev P1, 20-231, 20-232, 20-233, 20-234, 20-235, 20-236, 20-241 Rev P1, 25-201 Rev P1, 25-202 Rev P1, 25-203 Rev P1, 25-211 Rev P1, 25-212 Rev P1, 25-213 Rev P1, 25-221 Rev P1, 25-222 Rev P1, 25-223 Rev P1, 25-231 Rev A, 25-232 Rev A, 25-233 Rev A, 25-241 Rev P1, 26-201, 26-202 Rev P1, 26-203 and MCA 1917/01 Rev S

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

2. 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 any development is commenced. 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

3. No development shall commence until details of the balcony screens have been submitted to, and approved in writing by the Local Planning Authority. The screen shall be erected in accordance with the approved details before the first use of the balcony and thereafter retained as such.

Reason: In the interest of visual amenity.

4. No development shall commence until full details of hard landscape works have been submitted to, and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; hard surfacing materials; minor artefacts

and structures (e.g. furniture, Electrical Vehicle Charging points, signs, lighting etc.)

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 commence until full details of species and variety of trees around the perimeter of the site have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The trees shall then be planted in strict accordance of the details so approved shall then be maintained as such thereafter.

Reason: To improve the visual amenity at the site and to safeguard amenity.

6. Prior to the occupation of the development hereby approved details of granting access to others, and vehicle access gates shall be submitted to, and approved in writing by the Local Planning Authority. Details shall include appointing the Site Management Company, how the gates will operate especially for refuse and recycling vehicles, deliveries and servicing, and demonstrate that the operation of the gates will not conflict with movements in/out of the car parking spaces.

Reason: To ensure the development does not prejudice the safe and free flow of vehicular and pedestrian traffic on White Hart Lane.

7. Prior to occupation of the development hereby approved, 20% of car parking shall be provided with electric vehicle charging infrastructure, with a further 20% allocated for passive provision.

Reasons: To provide residential charging facilities for Electric Vehicles and to encourage the uptake of electric vehicles.

8. No development shall commence until a Stage 1 written scheme of investigation (WSI) has been submitted to, and approved in writing by the Local Planning Authority. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the Stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- b) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Written schemes of investigation will need to be prepared, and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for this and future generations.

9. a) The development shall deliver the Energy measures as set out in Energy Statement of 500 White Hart Lane, by Low Carbon Energy Consultancy Ltd. Dated 19th December 2017.

The development shall be constructed in strict accordance of the details so approved, and shall achieve the agreed carbon reduction of 35% reduction beyond BR 2013. This shall include:

- A single heating and hot water system, powered by a single energy centre and serving all units (residential and non-domestic) on the site;
- The 46 kW of PV system requires 690 m2 of flat roof area (including access) to accommodate the estimated PV capacity

The equipment and materials to deliver this standard shall then be maintained as such thereafter.

Confirmation of these measures and standards being achieved must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.

The Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council.

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

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

- c) Details of the construction standard of the site wide energy network and its ongoing operation shall be confirmed to the Council 3 months prior to any works commencing on site. These details shall include:

- a) Confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practise; and
- b) Confirmation that the operator of the heating and hot water network shall achieve the standards set out in the Heat Trust Scheme, and that the developer will sign up to this standard to ensure that users have transparency of costs for customer protection. The Heat Trust Scheme standards and membership shall then be continued for the life of the heating and hot water network on the site, unless a regulatory scheme takes its place.

Reason: To ensure the facility and associated infrastructure are provided

d) a) The development shall deliver the sustainability measures as set out in the Sustainability Statement, 500 White Hart Lane, Low Energy Consultancy Ltd, dated 19th Dec 2017.

The development shall then be constructed in strict accordance of the details so approved shall then be maintained as such thereafter.

b) In the event that the development fails to deliver the agreed measures on the development, a full schedule and costings 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 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

e) No development shall commence until details of the living roof is submitted to, and approved in writing by the Local Planning Authority. Details shall include the following:

- A roofs plan identifying where the living roofs will be located;
- Confirmation that the substrates depth ranges of between 120mm and 150mm across all the roofs;
- Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self-colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The livings roof will not rely on one species of plant life such as Sedum (which are not native);
- Details of the location of log piles / flat stones for invertebrates;

The living roofs will not be used for amenity or sitting out space of any kind. Access will only be permitted for maintenance, repair or escape in an emergency.

The living roofs shall then be carried out strictly in accordance with the details approved by the Council, and shall be maintained as such thereafter.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall

f)a) The development shall deliver the Biodiversity objectives and the features as set out in Biodiversity Enhancement Study by Ecology Solutions (dated December 2017).

This will include:

- 5 Schwegler bat boxes on new buildings facing between south and east orientations
- 4 Schwegler Swift boxes facing between the north and east orientations of the buildings
- 4 Schwegler Sparrow Terrace boxes facing between the north and east orientations of the buildings
- New vegetation on the site that supports foraging and commuting for bats and breeding and foraging for birds

The development shall then be constructed in strict accordance of the details so approved, and shall provide evidence of these measures to the Local Planning Authority no more than 3 months after construction.

Once installed these measures shall be maintained as such thereafter.

b) In the event that these measures are not installed, a full schedule and costings of remedial works required to achieve this rating shall be submitted to the Local Planning Authority for our written approval within 4 months of completion on site. 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.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity

g) No development shall commence until a detailed maintenance schedule for the SuDs has been submitted to, and approved in writing by the Local Planning Authority. Details shall include the arrangements for the 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.

Reason: To ensure the future maintenance of the surface water drainage system.

- h) No development shall commence until drainage works have been carried out in accordance with final detailed drawings to be submitted to, and approved in writing by the Local Planning Authority.

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

- i) At no time shall any amplified speech or music (associated with the non-residential uses) generated from the site be audible within the adjoining residential premises.

To prevent loss of amenity to neighbouring residential premises due to noise generated from the commercial premises.

- j) Prior to the first use of each commercial element within the scheme hereby approved details of the hours of use shall be submitted to, and approved in writing by the Local Planning Authority. The commercial floor space shall then be operated in accordance with these hours

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

- k) Prior to the first occupation of the A3 unit hereby approved details of the external flue/mechanical equipment shall be submitted to, and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of nearby residential occupiers.

- l) No development of each building or part of a building shall commence until details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such building or such part of a building and development site will achieve full 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Reason: To ensure the development is compliant to 'Secured by Design' standards

- m) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained.

Reason: To ensure the development achieves 'Secured by Design' standards accreditation.

- n) 90% of all residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (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 'accessible and adaptable dwellings'.

- o) Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on any of the hereby approved buildings. The proposed flatted 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 in writing 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.

INFORMATIVES:

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

INFORMATIVE: CIL: Based on the information given on the plans, the Mayoral CIL charge will be £533,345.89 (13,069sqm x £35 x 1.166) and the Haringey CIL charge will be £213,286.08 (13,069sqm x £15 x 1.088). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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

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

INFORMATIVE: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be

carried out near a neighbouring building.

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

INFORMATIVE: Surface Water Drainage: It is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

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

INFORMATIVE: Archaeology: The development of this site is likely to damage heritage assets of archaeological and historical interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

INFORMATIVE: s278: All works on or associated with the public highway be carried out by Council's Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

INFORMATIVE: Advertisements: Planning permission has been granted without prejudice to the need to get advertisement consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

INFORMATIVE: The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) for each building or phase of the development and accreditation must be achieved according to current and relevant Secured by Design guide lines at the time of above grade works of each building or phase of said development.

INFORMATIVE: A bat sensitive lighting scheme must be considered for the site, to minimise the potential impacts on foraging or commuting bats that use the site. Guidance for this scheme is provided by the Bat Conservation Trust within their guidance document Bats and Lighting (Stone, 2013).

181. UPDATE ON MAJOR PROPOSALS

RESOLVED that the report be noted.

182. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

RESOLVED that the report be noted.

183. NEW ITEMS OF URGENT BUSINESS

None.

184. DATE OF NEXT MEETING

20 March 2018.

CHAIR: Councillor Natan Doron

Signed by Chair

Date