

## NOTICE OF MEETING

# PLANNING SUB COMMITTEE

**Monday, 11th March, 2019, 7.00 pm - Civic Centre, High Road,  
Wood Green, N22 8LE**

**Members:** Councillors Vincent Carroll (Chair), Reg Rice (Vice-Chair), John Bevan, Dhiren Basu, Luke Cawley-Harrison, Justin Hinchcliffe, Peter Mitchell, Viv Ross, Yvonne Say, Preston Tabois and Sarah Williams

Quorum: 3

### 1. FILMING AT MEETINGS

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

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

### 2. PLANNING PROTOCOL

The Planning Committee abides by the Council's Planning Protocol 2017. A factsheet covering some of the key points within the protocol as well as some of the context for Haringey's planning process is provided alongside the agenda pack available to the public at each meeting as well as on the Haringey Planning Committee webpage.

The planning system manages the use and development of land and buildings. The overall aim of the system is to ensure a balance between enabling development to take place and conserving and protecting the environment and local amenities. Planning can also help tackle climate change and overall seeks to create better public places for people to live, work and play. It is important that the public understand that the committee makes planning decisions in this context. These decisions are rarely simple

and often involve balancing competing priorities. Councillors and officers have a duty to ensure that the public are consulted, involved and where possible, understand the decisions being made.

Neither the number of objectors or supporters nor the extent of their opposition or support are of themselves material planning considerations.

The Planning Committee is held as a meeting in public and not a public meeting. The right to speak from the floor is agreed beforehand in consultation with officers and the Chair. Any interruptions from the public may mean that the Chamber needs to be cleared.

### **3. APOLOGIES**

### **4. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 13 below.

### **5. DECLARATIONS OF INTEREST**

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

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

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

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

### **6. MINUTES (PAGES 1 - 4)**

To confirm and sign the minutes of the Planning Sub Committee held on 7 February 2019 and 18 February 2019 (to follow).

### **7. PLANNING APPLICATIONS**

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations.

Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

**8. HGY/2019/0108 - ASHLEY PARK, ASHLEY ROAD, LONDON, N17 9LJ (PAGES 5 - 110)**

**Proposal:** Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 131.9 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works

**Recommendation:** GRANT

**9. HGY/2018/3112 - EARLHAM PRIMARY SCHOOL EARLHAM GROVE N22 5HJ (PAGES 111 - 154)**

**Proposal:** Demolition of existing main school block, and construction of replacement part one, part two-storey school block with associated hard and soft landscaping. Construction of temporary school playground during the course of the construction period only.

**Recommendation:** GRANT

**10. HGY/2018/0739 - PLANNING PERMISSION / HGY/2018/0740 - LISTED BUILDING CONSENT - TEACHERS CENTRE 336 PHILIP LANE N15 4AB (PAGES 155 - 192)**

**Proposal – Planning Permission:** *Change of Use from D1 to C3 use residential apartments with associated external and internal works to listed building.*

**Proposal – Listed Building Consent:** *External and internal works to listed building to facilitate its change of use from D1 to C3 residential apartments.*

**Recommendation:** GRANT

**11. UPDATE ON MAJOR PROPOSALS (PAGES 193 - 204)**

To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.

**12. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 205 - 238)**

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 28 January – 22 February 2019.

**13. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 4 above.

**14. DATE OF NEXT MEETING**

8 April 2019

**15. EXCLUSION OF THE PRESS AND PUBLIC**

Item 16 is likely to be subject to a motion to exclude the press and public from the meeting as it contains exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 and 5.

**16. MINUTES**

To approve the exempt minutes of the Special Planning Sub Committee held on 18 February 2019. *To follow*

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

Friday, 01 March 2019



**MINUTES OF THE MEETING OF THE PLANNING SUB  
COMMITTEE HELD ON THURSDAY, 7TH FEBRUARY, 2019, 7.00  
- 8.10 pm**

**PRESENT:**

**Councillors: Vincent Carroll (Chair), Reg Rice (Vice-Chair), John Bevan, Barbara Blake, Luke Cawley-Harrison, Peter Mitchell, Viv Ross, Preston Tabois and Sheila Peacock**

**266. FILMING AT MEETINGS**

Noted.

**267. PLANNING PROTOCOL**

Noted.

**268. APOLOGIES**

Apologies for absence were received from Councillors Basu, Hinchcliffe, Say and Williams.

Councillors B Blake and Peacock were in attendance as substitutes for Councillors Basu and Williams.

**269. URGENT BUSINESS**

None.

**270. DECLARATIONS OF INTEREST**

None.

**271. MINUTES**

**RESOLVED**

- That the minutes of the Planning Committee held on 12 November 2018 be approved, subject to the following amendment:

“Minute item 247 – Councillor Rice declared that he would be leaving the meeting for the consideration of agenda item 9 – HGY/2018/2351 Hale Wharf – as he was a member of the delegation which had addressed the Planning Committee in objection to the application, where the original application was refused.

- That the minutes of the Planning Committee held on 10 December 2018 be approved.

## **272. CRAWLEY ROAD - PRE-APPLICATION BRIEFING**

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme. This was in the late pre-application stage, and a consultation was due to be carried out with the local community in the next week. The site formed the central part of site allocation SA60, and part of the submission would include the masterplan to show that future developments in the north and south would not be compromised by this application. Majority of the blocks were three storeys, and where the height increased to four storeys, the open end of the site was utilised to minimise the impact on surrounding residential properties.

Officers and the Applicant responded to questions from the Committee:

- The amount of affordable housing available on the development had not yet been submitted. Viability assessments were looking likely to produce a maximum viability of 10%, however if Block A were to be used it could be possible to increase viability to 24%. The requirement to keep a public link through the site would have an effect on viability.
- The development had been assessed as PTAL1, and the proposed parking provision was considered adequate. The garages in the houses would be 6m by 3m, which would fit most cars and have some room for storage.
- A new QRP report had been produced, and the applicant's had addressed the previous issues raised.

The Chair thanked all for attending.

## **273. UPDATE ON MAJOR PROPOSALS**

Members noted the report on major proposals. Emma Williamson advised that the list would be revised to remove the proposals that were not likely to go ahead.

**RESOLVED that the report be noted.**

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

**RESOLVED that the report be noted.**

## **275. NEW ITEMS OF URGENT BUSINESS**

None.

## **276. DATE OF NEXT MEETING**

The Chair informed the Committee that there would be a special Planning Sub Committee meeting on 18 February 2019.

CHAIR: Councillor Vincent Carroll

Signed by Chair .....

Date .....

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Planning Sub Committee

## **REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

### **1. APPLICATION DETAILS**

**Application:** HGY/2019/0108

**Ward:** Tottenham Hale

**Address:** Ashley Park, Ashley Road, London, N17 9LJ

**Proposal:** Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 131.9 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works

**Applicant:** Notting Hill Home Ownership

**Ownership:** Private / Eastern Power Networks PLC

**Case Officer Contact:** Nathaniel Baker

**Date received:** 09/01/2019 **Last Amended:** n/a

**Plans and Drawing Number:** see recommended Condition 1

#### **Documents:**

#### **1.1 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- Tottenham Hale has been identified as having the capacity for a significant number of new homes, with numerous sites that are suitable for new residential-led mixed-use development. The application forms an important step in the regeneration of Ashley Road South, in support of Site Allocation TH5.
- The development will provide a significant number of new homes that will help to meet the Borough and London's wider housing needs in the future. The scale of development is supported by its location within the Upper Lee Valley Opportunity Area; the Tottenham Area Action Plan and the Tottenham Housing Zone all of which envisage transformational change.
- The affordable housing proposal of 41% will make a significant contribution to meeting the portfolio approach to the management of affordable housing within the Tottenham Hale Housing Zone, and contributing to a mixed and balanced new residential neighbourhood. The overall tenure balance is accords with the portfolio approach and is acceptable.

- Taking into account the wider approach to employment re-provision across the Site Allocation TH5, the overall balance of employment floorspace is considered to be acceptable.
- The height and design of the proposal is appropriate within the local context
- The density of the development equates to a maximum of 174 units per hectare if the scheme's maximum parameters are built out. This is in accordance with the density range within the London Plan's indicative range for 'urban' sites with a PTAL of 5-6a.
- The site is highly accessible, being located close to Tottenham Hale Station. The site is also adjacent to a significant open space in the form of Down Lane Park with Lee Valley Regional Park in close proximity. The proposed building presents the opportunity for a good housing mix and balance of residential units having regard to local need and site specific characteristics contributing to the creation of a mixed and balanced community.
- The scheme will make a significant new contribution to the quality of the public realm, facilitating the enhancement of Ashley Road as a new central spine and delivering a significant new east-west route from Down Lane Park to Ashley Road all of which weigh heavily in favour of the scheme.
- The development, subject to s.106 provisions to secure remodelling of access to Down Lane Park, will relate positively to the adjacent Down Lane Park, providing new and improved pedestrian & cycle links.
- The proposal will deliver a compliant quantum of wheelchair housing and all of the units will receive an acceptable amount of daylight and sunlight when assessed against relevant BRE criteria. Subject to mitigation at the condition stage, the noise, vibration and air quality impacts to future occupiers of the units are acceptable.
- The transportation impacts to the scheme are acceptable. The scheme will not generate a significant increase in traffic or parking demand and a car free scheme is acceptable. The provision of cycle storage is policy compliant.
- The applicant has committed to a future district energy connection through the neighbouring development. Taking into account the proposed S106 obligations, the design of the scheme is considered to be sustainable. The issues of flood risk, drainage, land contamination and waste storage are able to be addressed by the imposition of conditions.

## **2. RECOMMENDATION**

- 2.1 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 subject to the signing of a section 106 and Legal Agreement providing for the obligations set out in the Heads of Terms below.
- 2.2 That delegated authority be granted to the Assistant Director (Planning) to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
- 2.3 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than April 2019 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.4 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.

**Conditions – Summary** (the full text of recommended conditions is contained in Section 9 of this report).

- 1) Approved Plans
- 2) Commencement
- 3) Accessibility
- 4) Satellite Dishes
- 5) Ventilation
- 6) Sustainability Statement
- 7) Plant Noise
- 8) Land Contamination
- 9) CEMP
- 10) AQDM
- 11) Piling
- 12) NRMM Details
- 13) Site Levels
- 14) Tree Protection
- 15) Waste Management Scheme
- 16) Sound Insulation
- 17) Bus Stands
- 18) Overheating
- 19) Materials
- 20) Affordable Housing Strategy
- 21) Broadband Strategy

- 22) Biodiversity Enhancement Plan
- 23) SUDS
- 24) Energy Strategy
- 25) Sustainability Standards
- 26) Green/Brown Roofs
- 27) Boiler Details
- 28) Cycle Parking Standards
- 29) Noise
- 30) Secured by Design
- 31) Estate Management and Maintenance Plan
- 32) Landscaping and Playspace
- 33) Details of PV Panels
- 34) Lighting Strategy
- 35) Car Parking Management Plan
- 36) Central Dish/Receiving System
- 37) Delivery and Servicing Plan

**Informatives – Summary** (the full text of recommended informatives is contained in Section 9 of this report).

- 1) Positive/proactive manner
- 2) CIL
- 3) Hours of Construction Work
- 4) Section 106
- 5) Part Wall Act
- 6) Designing Out Crime
- 7) Asbestos
- 8) Naming
- 9) Water Pressure

**Section 106 Heads of Terms:**

**1) Affordable Housing**

- No less than 40.8% affordable (of which 59% London Living Rent / 41% Affordable Rented Units).
- Affordable Housing units to be no less than 11 London Affordable Rent units (11 x three bedrooms) and no less than 24 London Living Rent units (9 x one-bedrooms and 15 x two bedrooms).
- The Council will have nomination rights for all affordable housing units in the development in perpetuity with targeted rents in line with Haringey Housing Strategy.
- Occupation restriction (market housing) until affordable units delivered.
- London Living Rent units shall be marketed pre-completion and for 3 months post-completion to those living or working in Haringey with a maximum annual income of £40,000 for 1 and 2 bed properties and £60,000 for larger properties. 3 months post completion the London



Living Rents units shall be marketed to those living or working in London with a maximum annual income of £60,000.

- All London Living Rent units to remain affordable until and unless affordable occupier's staircase to 100% outright ownership.
- Time Limited marketing of the London Living Rent homes, for a period of up to three months to persons who live or are employed in Haringey.

## **2) Open Space**

- Financial contribution to directly related public realm and open space improvements including Down Lane Park: £360,000. Payable within 12 months of implementation.

## **3) Transport**

- Prior to commencement, to enter into a s.278 agreement with the Council relating to Ashley Road.
- To submit design details of Ashley Road, public realm and pedestrian cycle improvements prior to commencement.
- A residential and site-wide framework commercial travel plan, including:
  - i) Travel Plan coordinator to monitor the travel plan initiatives; and
  - ii) Provision of welcome induction packs containing public transport and cycling/walking information.
- Three years' car club membership for each residential unit and £50 annual driving credit for each of the three years for those who take up or equivalent assistance in buying a bike.
- Contribution to the LPA in the amount of £3,000, for reviewing and providing recommendations to the submitted Travel Plan until such time when targets have been achieved.
- Car Free Development, occupiers of the residential units are not eligible for on-street car parking permits.
- Residents of the new wheelchair accessible dwellings will be granted parking permits for the new wheelchair accessible parking spaces, which shall be individually allocated per relevant dwelling in accordance with priority criteria. Details to be agreed through the car parking management agreement.
- Controlled Parking Zone (CPZ) review of the area in the vicinity, £5,000 contribution towards costs associated with the revision of the existing CPZ across the impact area arising from the development.

## **4) Public Realm Delivery and Management/Temporary Works**

- Public access to footpaths, cycleways and open spaces.

- Maintain development estate public realm areas in accordance with standards to be agreed.
- Reasonable endeavours shall be made to work with adjoining landowners.
- Meanwhile conditions and landscaping of sites to enhance and integrate new development.
- Complete works to Ashley East-West Link, including any interim landscaping proposals, prior to occupation.
- Final design of Ashley Road prior to commencement.

**5) Secure Design Quality**

- The existing architects to be retained. Shall not engage or use any other architect until the Council has first approved such architect.

**6) Skills and Training**

- Local Labour and Training During Construction (obligation to seek targeted approach to on-site labour by way of an employment skills plan to ensure not less than 20% of those employed are local residents).
- End User Skills Training (£10,000 Contribution) Haringey Employment and Recruitment Partnership's activities to offer employability and vocational skills training targeted at Haringey residents for the purpose of facilitating their access to end of use employment opportunities. Payable upon implementation of the development.

**7) Energy**

- To connect to the Energy Centre within Building 2A ('Canon Factory and Ashley House') of planning permission ref: HGY/2018/2353, should this permission be implemented.
- Where planning permission HGY/2018/2353 is not implemented, to use best endeavours to connect to the Tottenham Hale District Energy Network (DEN) including delivery of pipework to highway edge. The Energy Strategy will demonstrate that the development either connects to the DEN upon completion of the building work if the DEN is present, or the development is designed to connect to the DEN once the DEN is constructed. This will be set out through two options:
  - i) District Energy Option 1 will set out how the scheme is designed and will be delivered to connect to the DEN and ensure heat and hot water supply for first occupiers. If it is then accepted by the LPA that the development cannot connect to the DEN then the applicant must deliver District Energy Option 2.

ii) District Energy Option 2 will demonstrate how the development will be designed to connect to the DEN once access to the heat network is available.

- Provision to work with the Council to facilitate access to the Ashley Link in order for the Council to deliver the DEN
- Where the proposal does not connect to the Energy Centre forming part of Planning Permission HGY/2018/2353 to provide a £50,000 connection fee.
- If no DEN has been delivered within Tottenham Hale within 5 years from planning approval, then the applicant will have the freedom to replace the boilers serving the development with CHP or other similar technologies
- Any shortfall in carbon offsetting required to ensure policy compliance (as set out in London Plan Policy 5.2) will be offset at £60 per tonne (x 30 years). (£77,697) carbon offset contribution.

#### **8) Construction**

- Obligation to register with the Considerate Constructor scheme during the construction and demolition phase of the development.
- The applicant will work with developers in the Tottenham Hale area to directly procure a coordinator to monitor compliance, reporting and review of construction activity, including the provision of timely information and to act as a shared resource or pay a contribution of £20,000 towards the Council's direct appointment of a shared resource.

#### **9) Environmental Monitoring**

- The applicant will pay £10,000 towards environmental monitoring of the construction of the development.

#### **Total Contribution: £485,697**

2.5 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

2.6 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission is refused for the following reasons:

- i) In the absence of a legal agreement securing 1) the provision of on-site affordable housing 2) marketing of the scheme to local residents on targeted incomes, and 3) 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. The scheme would not make full use of Haringey's capacity for housing to meet targeted delivery of required homes.

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 Policies AAP3 and TH5.

- ii) In the absence of a legal agreement securing local employment, the proposal would fail to facilitate training and employment opportunities for the local population. The scheme would fail to contribute to the social regeneration of the area. As such the proposal is contrary to Local Plan Policies SP8 and SP9, Policy DM48 and Policy AAP4.
  - iii) In the absence of legal agreement securing 1) a residential Travel Plan, and Traffic Management Order (TMO) amendments to preclude the issue of parking permits, and 2) financial contributions toward cycle parking, public realm improvements, travel plan monitoring, and car club provision, 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 AAP7.
  - iv) In the absence of a legal agreement securing 1) public realm enhancements 2) soft landscaping improvements to local green spaces, the proposal would give rise to an illegible public realm and poor quality residential access to local green spaces. As such, the proposal would be contrary to London Plan policies 7.1, 7.4, 7.6, 7.18, Strategic Policies SP11 and SP13 and Policies DM1, DM3, DM19 and DM20, and Policies AAP6, AAP9, TH1 and TH5.
  - v) In the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contributions towards carbon offsetting, the proposal would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and therefore contrary to London Plan Policy 5.2 and Strategic Policy SP4, and DPD Policies DM 21, DM22 and Policy TH5.
- 2.7 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons. In the event that the Planning Application is refused for the reasons set out in resolution (2.6) above, the Head of Development Management (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.

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### **CONTENTS**

3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

4.0 CONSULTATION RESPONSE

5.0 LOCAL REPRESENTATIONS

6.0 MATERIAL PLANNING CONSIDERATIONS

7.0 CIL

8.0 RECOMMENDATION

### **APPENDICES:**

Appendix 1: Internal and external consultation responses

Appendix 2: Quality Review Panel

Appendix 4: Development Management Forum

Appendix 3: Plans and images

## PROPOSED DEVELOPMENT AND LOCATION DETAILS

### 3.1. Proposed development

- 3.1.1. This is a full application for a comprehensive mixed-use re-development of the Ashley Park site in Tottenham Hale. The existing building at the site would be demolished and the proposal would introduce a part 6 and part 8 storey building, incorporating 97 residential units (Class C3) and 170 square metres of flexible commercial floorspace (Class A1/A3/B1).
- 3.1.2. The 6 storey element would be centrally located with 8 storey 'wings' at the eastern and western ends. The building would have brick facades, inset balconies and podium access for the upper floor residential units to the north. Cycle parking and refuse storage is incorporated into the building envelope, while to the south of the site would be a communal landscaped area incorporating wheelchair accessible parking accessed from Ashely Road. To the north of the site would be the 'Ashley Link' a landscaped link from Ashely Road to Down Lane Park that will be built in conjunction with the development at Ashley House to the north. The Proposal can be seen in the image below within the context of the approved development in the wider Tottenham Hale District Centre:



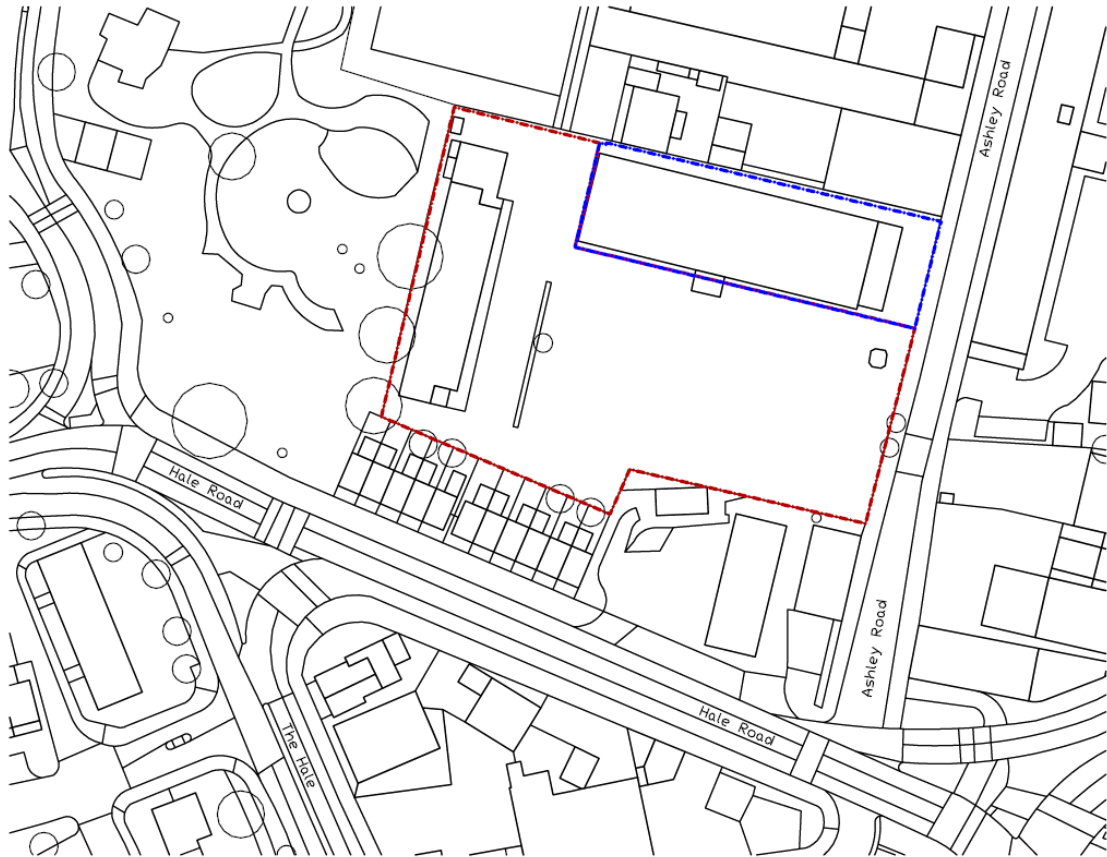
*Aerial View looking south (proposal in white)*

- 3.1.3. The proposed development would incorporate 41% affordable housing (by habitable rooms) comprising 11 London Affordable Rent units (41%) and 24 Intermediate units (59%). The dwelling mix would comprise 40 one-bedroom units (41%), 46 two-bedroom units (47%) and 11 three-bedroom units (11%).

### **3.2. Site and Surroundings**

- 3.2.1. The site covers an area of 0.5 hectares and is located on the west side of Ashley Road, close to the southern junction with Watermead Way. The site is currently occupied by a two storey commercial building on the western side of the plot with a large hardstanding servicing/parking/open storage area occupying the majority of the site.
- 3.2.2. The character of the area is currently predominantly commercial/industrial along Ashley Road, with some older residential to the south. However, the wider Tottenham Hale area is currently undergoing extensive redevelopment to create a district centre, inclusive of ground floor town centre uses, residential buildings and extensive landscaping. The various approved development and planning applications of the sites in close proximity of the site are detailed in section 3.3.
- 3.2.3. To the north of the site is Ashley House, which is similar to the application site in that it has a two storey industrial unit and a large hardstanding servicing/parking/open storage area. Beyond this are a number of two storey industrial units of varying age, all of which are subject to planning permission's for redevelopment to provide mixed-use developments with landscaped space.
- 3.2.4. To the east of the site is a four storey locally listed office building, one, two and three story industrial buildings and a large surface parking area.
- 3.2.5. To the south is a petrol filling station that is subject to a planning application for a mixed use development, and a row of two storey terraced dwellings fronting onto Hale Road. Beyond this is the Tottenham Hale transport hub, inclusive of bus station, train station and London Underground station.
- 3.2.6. The western edge of the site abuts the edge of Down Lane Park, which includes extensive public open space, mature trees, formal play space and sports pitches/courts.





*Application site boundary*

### **3.3. Relevant Planning and Enforcement history**

- 3.3.1. In June 2018 (following the signing of the s.106) the Local Planning Authority issued outline planning permission for the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscape amenity space, car and cycle parking all associated works.
- 3.1.1. An application for approval of reserved matters (ref: HGY/2018/2353) was submitted in August 2018 relating to the outline permission at Cannon Factory and Ashley House. The application was approved in November 2018 subject to conditions.
- 3.1.2. A planning application was submitted in July 2017 for the site to the north of the application site, known as Ashley Gardens (ref: HGY/2017/2045) for the demolition of the existing buildings and erection of two buildings to provide 1,211 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), 377 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works. Planning permission was granted in June 2018 subject to conditions and a legal agreement.

- 3.1.3. A planning application was submitted in June 2017 for the site to the east of the application site, known as Berol Yard (ref: HGY/2017/2044) for Hybrid planning application comprised of: Full proposals for the demolition of the existing buildings within the Berol Yard site and retention of Berol House. Erection of two buildings between 8 and 14 storeys providing 156 residential units, 891 sqm (GEA) of commercial floorspace (Class A1/A3/B1/D1), 7,275 sqm (GEA) of education floorspace (Class D1), car and cycle parking, open space, landscaping and other associated works. Outline proposals (all matters reserved) for the alteration/conversion of ground, first and second floors of Berol House with up to 3,685 sqm (GEA) of commercial floorspace (A1/A3/B1/D1) and the introduction of a two storey roof level extension introducing up to 18 residential units, cycle parking and other associated works. Amendments to scheme including replacement of accommodation with "build-to-rent" and reconfiguration of internal residential and commercial layout. Planning permission was granted in June 2018 subject to conditions and a legal agreement.
- 3.1.4. A planning application was submitted in January 2017 in relation to 18 Ashley Road (reference HGY/2017/0116), to the north of this application site but within the Ashley Road Masterplan area. The application was for a temporary change of use of building from light industrial B1 use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and B1 light industrial use. The application was granted, subject to a range of planning conditions.
- 3.1.5. The Tottenham Hale Strategic Development Partnership (SDP) with Argent Related will secure the comprehensive delivery of a new District Centre at the heart of Tottenham Hale and a significant part of the first phase of the Tottenham Housing Zone. The planning application by Argent Related was submitted in August 2018 (reference HGY/2018/2223) and presented to Planning Sub-Committee on 10<sup>th</sup> December 2018, where Member's made a resolution to approve the application subject to the signing of a S106 legal agreement.

#### *Applicant's Consultation*

- 3.1.6. The applicant has undertaken pre-application public consultation prior to the submission of the application and presented the emerging detailed scheme to the Planning Sub-Committee.
- 3.1.7. Two public consultation events were held by the applicant prior to the submission of the planning application (26 September 2018 and 14 November 2018). The proposal was also subject to a Development Management Forum, extensive pre-application discussions and a Members Briefing, all of which informed the scheme's development.

3.1.8. The applicant has submitted a Statement of Community Involvement prepared by Lichfields dated December 2018, in accordance with the Council's Statement of Community Involvement. The scheme has also previously been considered by Haringey's Quality Review Panel (QRP). A chronology of pre- application engagement is below:

- Four pre-application meetings with LBH officers
- Presentation to Quality Review Panel (QRP) on 12<sup>th</sup> September 2018 and 5<sup>th</sup> December 2018
- Pre-application briefing to the Planning Sub-Committee on 12<sup>th</sup> November 2018
- Two public exhibitions were held on 26<sup>th</sup> September and 14<sup>th</sup> November 2018 from 4pm to 7pm at The Larder in Protheroe House, Chesnut Road, Tottenham
- A total of 5,415 invitations were distributed by a specialist leaflet distribution company.

3.1.9. The following issues were raised at the public exhibitions:

- The provision of 41% affordable housing was supported;
- Support for the principle of the development and regeneration of Ashley Road;
- Ashley Link and associated landscaping created attractive shared space; and
- The range and mix of unit sizes, inclusive of 11 duplex family units was well received.

## **4. CONSULTATION RESPONSE**

4.1. Quality Review Panel (QRP)

4.2. The QRP considered the proposed development on 12<sup>th</sup> September 2018 and 5<sup>th</sup> December 2018. The Panel's latest comments are summarised as follows:

*The Quality Review Panel offers warm support for the proposals, and feels that the Ashley Park scheme promises a high quality development. It thinks that the scale and massing of the development is appropriate, the commercial element is well considered, and that the architectural expression and external space have a lot of merit. The panel thanks the design team for their positive response to issues raised at a previous review, particularly in terms of the ground floor layout of the block, the entrances and internal circulation within the block, and the amenity spaces. The quality of the materials and construction of the scheme will significantly contribute to the success of the scheme. The panel would support planning officers in securing this through planning conditions. It reiterates that this will be especially important in terms of the quality and type of bricks specified.*

- 4.3. The Panel's responses are set out in full in Appendix 3. An indication of how key comments have been met is provided in a table within the design section below.
- 4.4. Development Management Forum (DMF)
- 4.5. A DMF was held on 12<sup>th</sup> November 2018. Key points raised during the meeting are referenced below:
- The developer was asked to look back at the comments made during the discussion on Ashley House/Cannon Factory and take note of the key issues raised.
  - Confirmation that the development would be tenure blind.
  - Confirmation that the material is brick.
  - Overshadowing from proposed and existing development required.
  - Concern raised regarding the potential for balconies to be used as storage and/or additional screens being introduced.
  - Concerns about the impact on Down Lane Park and whether the park would be able to cope with the cumulative impact of development across Tottenham Hale.
  - Confirmation that sufficient doorstep play space would be available.
- 4.6. The following were consulted regarding the application:
- 4.7. INTERNAL CONSULTATION SUMMARY
- 4.8. Transportation Group: No objections subject to planning conditions, a legal agreement and s.278 agreement.
- 4.9. Pollution (Air Quality and Land contamination): No objection subject to conditions and a legal agreement.
- 4.10. Waste Management: No objection.
- 4.11. Conservation Officer: No objections.
- 4.12. Transportation: No objection subject to conditions and legal agreements.
- 4.13. Housing: A minimum of 40% of the lower-cost London Living Rent units within Band 2 should be aimed at households earning less than £40,000 a year, with time limited marketing.
- 4.14. Drainage Engineer: No objection subject to conditions.

- 4.15. Carbon Management: The connection to the energy centre at Ashley Gardens is acceptable. The Carbon Offsetting requirement shall be secured in the legal agreement. Further detail on the Overheating Assessment is required.
- 4.16. Building Control: No comments received.
- 4.17. Regeneration: Contribution to improvements to Down Lane Park to provide access to open space, play, leisure and recreation facilities at Down Lane Park, including a contribution to meet the scheme's requirements for access to over 5s play space. A contribution will be payable upon implementation of the development.
- 4.18. Arboricultural Officer: No comments received.
- 4.19. Emergency Planning: No comments received.
- 4.20. Education: Local school places figures provided.
- 4.21. Public Health: Note good level of public transport, provision of playspace and affordable housing.
- 4.22. EXTERNAL CONSULTATION SUMMARY
- 4.23. London Fire Brigade: The Commissioner is satisfied with the proposals.
- 4.24. Transport for London – Borough Planning: Car free development, accessible parking, cycle parking and Ashley Link are supported. Suggest north-south route, Delivery and Servicing condition recommended. Questions raised regarding vehicular access and trip generation (see Appendix 1 for responses).
- 4.25. Transport for London – Infrastructure Protection: No comment.
- 4.26. Transport for London (Crossrail 2) – No comments on the application.
- 4.27. Environment Agency: No objections subject to standard conditions.
- 4.28. Thames Water: No objection subject to conditions.
- 4.29. Greater London Authority: No Comment.
- 4.30. Historic England - Greater London Archaeology Advisory Service: Recommend no archaeological requirements.
- 4.31. Metropolitan Police – Secured by Design: No objection subject to conditions

- 4.32. LB Waltham Forest: The development should provide contributions to improved cycle network. Request consultation on Construction Logistics Plan.
- 4.33. National Grid: No comments received.
- 4.34. The full text of comments from internal and external consultees that responded to consultation is contained in Appendix 1. A summary of the consultation responses received is below.

## **5. LOCAL REPRESENTATIONS**

5.1 The following were consulted:

- 676 Neighbouring properties consulted by letter
- Resident's Association consulted by letter
- 3 planning site notices were erected in the vicinity of the site.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

- No of individual responses: 1
- Objecting: 0
- Supporting: 0
- Other: 1

5.3 The full text of representation from adjoining occupiers (and the officer response) is set out at Appendix 1 for reference.

5.4 The point raised in the representation from the adjoining occupier is summarised below:

- The Planning Statement reference to vacant units is not true. All 4 units currently have tenants which are planned to be evicted.

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

- 6.2 Principle of the Development – Land use and employment
- 6.3 Housing (including Affordable Housing) and Density
- 6.4 Masterplanning, Design and Public Realm
- 6.5 Conservation and Heritage Assets
- 6.6 Quality of Residential Accommodation
- 6.7 Development Impact to Adjoining Occupiers
- 6.8 Open Space, Social and Community Infrastructure

- 6.9 Transportation and Parking
- 6.10 Flood Risk and Drainage
- 6.11 Energy and Sustainability
- 6.12 Land Contamination
- 6.13 Health Impact Assessment
- 6.14 Equalities
- 6.15 Fire Safety

## **6.2 Principle of the Development – Assessment**

### *Employment Provision and Land Use Mix*

- 6.2.1 The National Planning Policy Framework (NPPF) details at Paragraph 118 that in making decisions Local Planning Authorities should encourage mixed-use schemes, give substantial weight to the value of using suitable brownfield land for homes and other identified needs and promote and support development of under-utilised land and buildings, especially where this would help to meet identified needs for housing.
- 6.2.2 Local Plan Policy SP1 identifies the whole site as being located within the Tottenham Hale Growth Area, where new development that provides new homes and new business floor space is promoted. Furthermore, the London Plan and Haringey's Strategic Policies require that more intensive land uses are directed to highly accessible locations, such as this.
- 6.2.3 The north-west corner of the site is located within a Local Employment Area – Regeneration Area, where Development Management Policy DM38 states that employment-led mixed-use development will be supported where it is necessary to facilitate the renewal and regeneration of existing employment land and floorspace. This is subject to development maximising the amount of employment floorspace to be provided as well as a number of other criteria addressed later in the report. It should be noted that the Local Plan Strategic Policies provides the basis for a more flexible approach to development in such Regeneration Areas.
- 6.2.4 It is proposed to demolish the existing commercial building at the site (Use Class B1/B2/B8), which partially projects into the Local Employment Area – Regeneration Area.
- 6.2.5 While this is a considerable reduction in the level of employment floorspace at the site, it forms part of wider Site Allocation TH5, which includes the Petrol filling Station site to the south. This site is subject to a planning application (Ref: HGY/2018/2223), which has a resolution to grant permission from the Planning Sub-Committee for the redevelopment of this site, together with the wider Station Square area to the south. The proposed development at this neighbouring site currently includes 522 square metres of commercial

floorspace, which together with the application site would provide 50 FTE jobs, which is significant increase across Site Allocation TH5. Whilst this figure is subject to change, the neighbouring site is expected to provide employment space well in excess of the current level within the site allocation.

- 6.2.6 The site immediately to the north of the application site, known as Ashley House, benefits from an extant planning permission (ref: HGY/2016/4165) for a mixed-use development, and overlaps to some extent with the current application site. This extant permission includes the demolition of the existing building at the application site and re-provision of commercial floorspace as part of the development. As such, the removal of this element of floor space has already been considered to be acceptable as part of an extant permission.
- 6.2.7 The majority of the application site is located outside of this designation where Development Management Policy DM40 details that on non-designated Local Employment Land and in a highly accessible locations, the Council will support proposal for mixed-use, employment led development where this is necessary to facilitate the renewal and regeneration of existing employment land and floorspace, subject to the requirements of policy DM38.A(a-f).
- 6.2.8 As detailed above, Policy DM38.A supports mixed-use development to facilitate the renewal and regeneration of existing employment land, with an expectation that employment floorspace is maximised. The criteria of this policy also requires development to have regard to:
- The quality, type and number of jobs provided, including an increase in employment densities where appropriate;
  - Flexibility of design to enable adaptability to different business uses over the lifetime of development;
  - Environmental quality of the site; and
  - Provision for an element of affordable workspace where viable.
- 6.2.9 Although the application site does not fall wholly within the Ashley Road South (ARS) Masterplan, this envisaged the loss of the commercial building on site. As part of a wider mixed use allocation within this part of Tottenham Hale the existing and proposed employment provision must also be viewed in the context of the wider proposals for Ashley Road South. The Ashley Road Masterplan Area will provide a total of 16,424sqm of commercial and education floorspace compared with 16,041sqm existing. Therefore, there will be a small net gain in commercial floorspace and the proposals will deliver significant qualitative enhancement of the site, replacing relatively low-grade and inefficient accommodation with a high quality unit that has been designed to appeal to a range of potential occupiers and employers, and addresses further policy aims detailed below.



- 6.2.10 The site is located within Site Allocation TH5 in the Tottenham Hale Area Action Plan (AAP). The Site Allocation seeks the comprehensive redevelopment of the southern end of Ashley Road, with Town Centre uses at ground floor level fronting onto Ashley Road and a higher proportion of residential uses on the western side of Ashley Road. The proposal includes 131.9 square metres of flexible A1/A2/B1 uses (town centre uses) fronting both Ashley Road and the proposed Ashley Link, and is a residential-led scheme on the west side of Ashley Road. As such, the principle of the demolition of the existing buildings on the land and replacement with a residential-led development is considered to be acceptable in principle and will optimise its reuse in accordance with a range of development plan policies.
- 6.2.11 Officers have worked with the applicants to maximise the amount of employment-generating floorspace across the masterplan area. Although a small level of re-provision in this particular proposal, the level of provision across the Ashley Road South Area would meet the overall objective of re-provision this part of Tottenham Hale.
- 6.2.12 The proposals clearly demonstrate a significant improvement in the quality and flexibility of employment space provided. Whilst subject to market demand, the proposal offers flexibility of use and layout to enable adaptability to a range of businesses over the lifetime of development consistent with the ambition for the area. In addition, the proposals offer a significant improvement in the environmental quality of the site, in line with the changing function and role of Tottenham Hale, and also consistent with the Council's employment policies.
- 6.2.13 While this is a considerable reduction in the level of employment floorspace at the site, it forms part of wider Site Allocation TH5, which includes the Petrol filling Station site to the south. The Council have resolved to grant a planning application (Ref: HGY/2018/2223) for the redevelopment of this site, together with the wider Station Square area to the south. The existing petrol station use has a maximum of 10.5 FTE jobs, which is relatively low due to the floor area involved in such a use. The proposed development at this neighbouring site currently includes 522 square metres of commercial floorspace, which together with the application site would provide 50 FTE jobs, which is significant increase across Site Allocation TH5. Whilst this figure is subject to change, the neighbouring site is expected to provide employment space well in excess of the current level within the site allocation.
- 6.2.14 As such, there would be an uplift in both the quantum and quality of employment space across Site Allocation TH5.

#### *High-Speed Broadband*

- 6.2.15 Policy DM38: Local Employment Area – Regeneration Areas also requires new development within Mixed Use Employment Areas to be designed to enable

connection to ultra-fast broadband. This requires ducting to be provided and a strategy to be in place for liaison with suitable communications providers and for the development to be 'fibre-ready'. A planning condition is attached to secure these provisions.

### **6.3 Housing and Density**

#### *Policy Background*

- 6.3.1 The NPPF states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required. London Plan Policy 3.12 states that Boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes.
- 6.3.2 Draft London Plan Policy H5 and the Mayor's Affordable Housing and Viability SPG set a strategic target of 50% affordable housing London-wide. The SPG includes guidance that for developments that meet or exceed a 35% affordable housing threshold without public subsidy, provide on-site affordable housing that meets the specified tenure mix and meet other planning requirements and obligations, such applications are not required to submit viability information.
- 6.3.3 Policy SP2 of the Local Plan requires developments of more than 10 units to provide a proportion of affordable housing subject to viability to meet an overall borough target of 40%, with the maximum reasonable amount of affordable housing to be provided on a site by site basis. This approach is reflected in Policy DM13. Policy AAP3 sets out affordable housing policy in Tottenham.

#### *Housing Zone and Affordable Housing*

- 6.3.4 Key to delivering regeneration in Tottenham Hale is the Council's participation in the Mayor of London's Housing Zone programme. This programme seeks to deliver a total of 5,500 new homes in the Zone – 1,700 more than would otherwise be viable – through the unlocking of brownfield sites.
- 6.3.5 Policy AAP3 supports the Housing Zone's 'Portfolio Approach' to housing delivery. This approach balances housing tenures and dwelling mixes across Housing Zone areas with each site within Tottenham Hale making its own specific contribution based on its characteristics.

#### *Affordable Housing Policy – Tenure Split*

- 6.3.6 Policy H7 of the draft London Plan and the Mayor's Affordable Housing and Viability SPG sets out a preferred tenure split of at least 30% low cost rent, with London Affordable Rent as the default level of rent, at least 30% intermediate (with London Living Rent and shared ownership being the default tenures), and

the remaining 40% to be determined in partnership with the Local Planning Authority and the GLA.

- 6.3.7 Policy AAP3 sets out the affordable tenure split in the Tottenham AAP area should be provided at 60% intermediate accommodation and 40% affordable rented accommodation. Policy DM13 states also states the Council may seek to alter the tenure of affordable provision to be secured on a case-by-case basis.
- 6.3.8 Haringey's Housing Strategy 2017-22 and Haringey's Intermediate Housing Policy statement 2018 provide guidance on the preferred tenure mix for affordable housing across the borough in order to deliver the overall aims of the Local Plan and meet housing need.
- 6.3.9 Revisions to the Haringey's Housing Strategy (2017-22) agreed by Cabinet in January 2018 set out that the Council's preference for General Needs affordable housing is Social Rent or London Affordable Rent. The preference in terms of intermediate rented housing is London Living Rent or Discount Market Rent, at rent levels equivalent to London Living Rent.

*Affordable Housing Offer*

- 6.3.10 The application proposes 97 residential units, of which 35 would be affordable. This is a provision of 41% affordable housing (by habitable rooms), comprising 41% London Affordable Rent and 59% London Living Rent. The London Affordable Rent comprise 11 three-bedroom duplex units at ground floor and the London Living Rent comprises 24 one and two-bedroom units at first floor and above.
- 6.3.11 London Affordable Rent is a form of Affordable Rent, for legal and regulatory purposes, but whereas nationally the cap on Affordable Rent is no more than 80% of market rent, the Mayor does not consider 80 per cent of market rent to be genuinely affordable in most parts of London.
- 6.3.12 The starting point for London Affordable Rent are benchmarks which reflect the national formula rent cap for social rents, uprated by CPI for September 2016 plus one per cent. These benchmarks are uprated each April by the increase in CPI (for the previous September) plus one per cent and updated benchmarks will be published by the GLA on an annual basis. Providers have the flexibility to charge less than the benchmark. This means that London Affordable Rents tend to be slightly more expensive across London than Social Rents with the difference being smaller for larger bedroom units. In the case of Haringey our social rents tend to be lower than other boroughs and in this case the weekly rent for a London Affordable Rent 3 bed unit would be £167.67 compared to £117.32 at Social Rent using 2018/19 benchmarks.

- 6.3.13 Once let, London Affordable Rent homes will be subject to rent-setting guidance issued by the Social Housing Regulator and will be subject to the annual one per cent rent reductions up to 2020. Providers will be able to re-let at up to the applicable benchmark level, uprated annually, or at an otherwise agreed level, as appropriate and in line with legislation and Regulator guidance. The benchmark rents do not include service charges, which may be charged in addition.
- 6.3.14 Rents for London Affordable Rent homes have to be set in accordance with the Social Housing Regulator's Affordable Rent guidance. The landlord of these homes must be registered with the Social Housing Regulator.
- 6.3.15 London Living Rent is another one of three types of 'genuinely affordable' homes funded by the Mayor. This is a part-buy part-rent product for those taking their first step onto the property ladder. London Living Rent homes are for middle income households who now rent and want to build up savings to buy a home. This can be either through shared ownership or outright purchase. Landlords are expected to encourage their tenants into home ownership within 10 years.
- 6.3.16 The applicant's affordable housing offer is in line with the amended Housing Strategy and Intermediate Housing Policy (June 2018), which prioritises social, affordable and London Living Rents, and is in accordance with the Tottenham Hale Area Action Plan. However, while the proposed marketing of the London Living Rent units conforms to the Mayor of London's Plan and Housing Strategy, it is not strictly in accordance with the Haringey Intermediate Housing Policy marketing targets.

*Portfolio Approach*

- 6.3.17 The site is located within the boundaries of a Housing Zone. The Housing Zone programme is explicitly designed to encourage developers, boroughs and other key partners to consider innovative and flexible approaches to accelerate sustainable development and increase housing delivery.
- 6.3.18 The Housing Zone and Tottenham AAP3 policy also seeks a portfolio approach to housing delivery to better align public sector resources. This approach also balances housing tenures and dwelling mixtures across Housing Zone areas. The Housing Zone programme is explicitly designed to encourage developers, boroughs and other key partners to consider innovative and flexible approaches to accelerate sustainable development and increase housing delivery.
- 6.3.19 This approach sets out that various sites may each contribute a higher or lower proportion of affordable housing in line with an overall Zone-wide target. The contribution will depend on individual site characteristics and viability.

6.3.20 This proposal would contribute 35 affordable unit, resulting in an onsite provision of 41% affordable housing.

6.3.21 The current level of affordable housing expected to be delivered through the portfolio approach is set out in the table below. This demonstrates that the 40% area-wide target is expected to be achieved.

Site	Total Units	Affordable	Percentage AH by unit	Percentage AH by Hab Room
Cannon Factory (ARS), Notting Hill	265	152	57%	50%
One Station Square, Berkeley Square	128	117	91%	91%
Hale Wharf	505	117	35%	30%
Ashley Gardens and Berol Yard, Berkeley Square	561	134	24%	35%
Hale SW Plot	279	43	15%	15%
Monument Way	54	54	100%	100%
SDP Site	1030	239	23%	25%
<b>Ashley Park</b>	<b>97</b>	<b>35</b>	<b>36%</b>	<b>41%</b>
Sub-Total				40%
Uplift on Cannon Factory from SDP land receipts				
Canon Factory (ARS), Notting Hill		+113	+100%	+100%
Current Total				%
Ashley Road Depot	180	90	50%	50%
<b>Final Portfolio Total</b>				<b>40%</b>

#### *Affordable Housing Summary*

6.3.22 The proposed mix of affordable units provides a high proportion of family-sized housing with 11 of the 35 total affordable units having three-bedrooms.

6.3.23 The rents and income levels specified within the S106 agreement will ensure that the affordable homes are genuinely affordable to local people, while the Council would have nomination rights for all of the proposed affordable units.

6.3.24 The level and type of affordable housing is compliant with the NPPF, London Plan Policies and Haringey Planning Policies, and is supported by officers.

#### *Housing Mix*

6.3.25 Policy 3.8 of the London Plan 2016 states that Londoners should have a genuine choice of homes that they can afford. To this end the policy recommends that new developments offer a range of housing choices.

6.3.26 Policy DM11 requires proposals for new residential development to provide a mix of housing with regard to site circumstances, the need to optimise output and in order to achieve mixed and balanced communities it also notes that the Council will not support proposals that would result in an over concentration of 1 or 2 bed units unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized units.

6.3.27 The overall mix of housing within the proposed development is as follows:

Unit Type	No. of Units	Percentage of units
One-Bed Flat	40	41.2%
Two-Bed Flat	46	47.4%
Three-Bed Duplex	11	11.3%
Total	97	

6.3.28 Although there is a significant proportion of one and two-bedroom units in the proposal, this is considered to be reasonable for a proposal in a town centre location with high accessibility levels where high density development is expected. This arrangement of the upper floors into one and two-bed flats allows for the provision of 11 family sized affordable duplex units across the ground floor.

6.3.29 As such, it is considered that the proposed tenure and mix of housing provided within this development is acceptable.

### *Density*

6.3.30 London Plan Policy 3.4 (Optimising Housing Potential) indicates that a rigorous appreciation of housing density is crucial to realising the optimum potential of sites, but it is only the start of planning housing development, not the end. The reasoned justification to policy states that it is not appropriate to apply the London Plan Density Matrix mechanistically - its density ranges for particular types of locations are broad, enabling account to be taken of other factors relevant to optimising potential – local context, design and transport capacity are particularly important, as well as social infrastructure. The Mayor's SPG Housing encourages higher density mixed use development in Opportunity Areas. This approach to density is reflected in the Tottenham AAP and other adopted and local policy documents.

6.3.31 Appropriate density ranges are related to setting in terms of location, existing building form and massing, and the index of public transport accessibility (PTAL). The site is considered to be within an 'urban' setting where the density matrix sets a guideline of 70-260 units or 200-700 habitable rooms per hectare

with a PTAL of 4-6. The density of the proposed development equates to 174 u/ha and 470 hr/ha, which would be in accordance with the density range within the London Plan.

#### **6.4 Masterplanning, Design and Public Realm**

- 6.4.1 The NPPF should be considered alongside London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and Policy DM1. Policy DM1 states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Further, developments should respect their surroundings by being sympathetic to the prevailing form, scale, materials and architectural detailing. Local Plan policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

##### *Masterplan*

- 6.4.2 Policy DM55 requires applicants to prepare a masterplan where development forms only part of a larger site allocation, in order to demonstrate that the proposal would not prejudice development on nearby sites, including demonstration of an appropriate degree of consultation with neighbouring land owners. A masterplan-led approach is also encouraged by the District Centre Framework (2015) as part of a wider set of urban design and regeneration principles.
- 6.4.3 The applicant has provided an indicative masterplan that details the proposal within the context of the Ashley Road South Master Plan to the north and east, within the Tottenham Area Action Plan Site Allocation TH5 (Station Square North) and within the wider Station Square redevelopment to the south. The masterplan can be seen in the image below:



*Indicative Masterplan*

- 6.4.4 The site allocation requires a number of objectives to be met through the overall development of the indicated land area including, a new east-west link along the northern edge of the site between Down Lane Park and Ashley Road, and a consistent building line complementing Berol House.
- 6.4.5 The submitted *Design and Access Statement* includes details of a masterplan that demonstrates accordance with these site allocation objectives, including the provision of the Ashley Link to the north and a consistent building frontage with those approved to the north and proposed to the south.
- 6.4.6 The masterplan also takes into consideration the proposed development to the south, incorporating a similar height to the proposed base building at this neighbouring site (Ashley Road West) which the Council have resolved to grant a planning application (Ref: HGY/2018/2223) and a blank elevation to abut and align with that proposed to the south. This arrangement is considered to be a reasonable consideration of the future site allocation arrangements and wider development.



- 6.4.7 As such, the proposals would not adversely affect or prejudice the long-term strategic aims of Site Allocation TH5.

*Quality Review Panel (QRP)*

- 6.4.8 As noted above, the proposal has been assessed by Haringey's QRP at the pre-application stage on 12<sup>th</sup> September 2018 and the Panel's stated:

*The Quality Review Panel offers warm support for the proposals, and feels that the Ashley Park scheme promises a high quality development. It thinks that the scale and massing of the development is appropriate, the commercial element is well considered, and that the architectural expression and external space have a lot of merit. The panel thanks the design team for their positive response to issues raised at a previous review, particularly in terms of the ground floor layout of the block, the entrances and internal circulation within the block, and the amenity spaces. The quality of the materials and construction of the scheme will significantly contribute to the success of the scheme. The panel would support planning officers in securing this through planning conditions. It reiterates that this will be especially important in terms of the quality and type of bricks specified.*

- 6.4.9 A summary of the Chair's review is detailed below, in addition to the applicant's response and office comments

<b>QRP Chair's Comments</b>	<b>Officer Response</b>
<p><i>Scheme Layout, Access and integration</i></p> <p>The panel welcomes the adjustments that have been made to the location and layout of the two entrances, cycle stores and bin stores, at ground floor level.</p>	Noted.
<p>The amendments to the configuration of the duplex units is also supported; the increase from two bedrooms to three bedrooms with a patio at ground floor works very well.</p>	Noted.
<p>The flipped configuration of the deck access seems a sensible move, enabling living spaces and balconies to have a south-facing orientation, whilst the deck is located on the busier northern face of the building. Locating the deck behind the visual 'frame' of structure within the elevation creates a strong 'edge' to the Ashley link adjacent.</p>	Noted.
<p>As the deck access has now shifted to the north face of the building, the panel understands that a</p>	Noted

number of bedrooms are now fronting on to the deck access. However, it considers that the advantages of locating the deck access on the north face outweigh the privacy concerns regarding the proximity of bedroom windows to the deck access.	
It would encourage the client and design team to explore whether privacy can be increased, through detailed design and management.	Defensible space has been provided in the form of a landscaped strip to the front of the duplex units at ground floor, with private amenity to the rear. Framed piers have been introduced to the deck access to improve privacy in views from the public realm.
In addition, the panel wonders whether reducing the potential footfall along the deck, by breaking the deck into two lengths, would help to enhance privacy.	There are two cores serving each deck, which would suitably reduce the footfall along the deck.
Lighting design for the deck needs carefully consideration. The aim should be to achieve an attractive wash of light, avoiding standard overhead lighting which could create an institutional feel.	A condition is recommended requiring details of lighting to be provided.
Consideration of nuisance to neighbouring properties should also be taken into account in terms of specifying / designing lighting installations.	See above.
The provision of private patios at ground level within the courtyard for the duplex units is welcomed. The panel supports the range of private and communal amenity spaces provided, which as well as the ground-level patios includes balconies and the central courtyard area.	Noted.
The parking and landscape strategy within the central courtyard / mews area seems very well-considered. At a detailed level, the panel welcomes the flexibility within the proposal that will enable unused parking spaces to be used as raised planting areas.	Noted.
Accessing the cycle storage from the rear courtyard seems very sensible; the relationship between the entrance lobbies and the cycle stores also seems to work well.	Noted.

<p><i>Architectural Expression</i></p> <p>The panel finds much to admire in the architectural expression of the scheme. It supports the layering of different elements within the facades, alongside a palette of different tones of brick.</p>	Noted.
<p>The building elevations fronting onto the park are very successful, and perform well within the sequence of views approaching from within the park.</p>	Noted.
<p>At a detailed level, the design of balconies and railings seem very well considered, striking a good balance between openness and privacy, whilst providing a welcome opportunity for a carefully chosen accent colour.</p>	Noted.
<p>The success of the scheme will depend upon the quality of materials and construction, especially the brickwork. The panel welcomes the commitment to high quality materials from both the client and the design team, and it would support planning officers securing this quality through planning conditions.</p>	A condition is recommended requiring material samples to be provided to the Council.
<p><i>Inclusive and Sustainable Design</i></p> <p>The panel notes that the roofscape of Ashley Park will accommodate an array of photovoltaic panels, alongside a brown (biodiverse) roof.</p>	Noted.
<p>In addition, it supports the commitment to connect into the energy centre that will be located within Ashley House (building 2A) of the Ashley Road South development, alongside the aspiration for a future connection into a community heat and power network (CHP).</p>	Noted. This will be secured through a legal agreement.

### *Design Response to QRP*

- 6.4.10 The QRP expressed broad support for the proposal, specifically supporting the design and massing, the architectural expression, the external spaces and the relocation location of the deck access.
- 6.4.11 The applicant has incorporated the QRP's comments into the proposal, making changes from the pre-application proposal to the location of the deck access from the south to the north side, further detailing the brick elevations and relocating the residential cores. A number of conditions relating to materials,

lighting and landscaping are recommended to ensure a high quality development.

*Scale, Bulk and Massing*

6.4.12 The proposal would have a two storey plinth running along the entire base of the building, with part 6 and part 8-storey elements above this. The 6-storey element would be centrally located, with an 8-storey element at each end of the building. The central element would be recessed from the two 8-storey elements, which together with the change in heights, employment of inset balconies, varied materials and the verticality of the materials in the façade of the 8-storey ends ensure that the building would be viewed as three distinct elements brought together by the 2-storey plinth, materiality and design features.

6.4.13 With regard to the scale of the building, at 6 and 8-storeys the proposed building would be similar in height to the approved and proposed buildings to the north and south of the site, providing a level of consistency within this part of Ashley Road. Furthermore, it would be significantly lower than the proposed taller buildings to the south, providing a transitional form down to the generally lower residential scale of properties to the north and North West, and to the open park.

*Street Scene Impacts*

6.4.14 The proposal would have frontages onto Ashley Road, Ashley Link and Down Lane Park. As set out above, the proposal employs a 2-storey plinth design, which incorporates recessed and projecting elements, a repeated brick pier and glazed elevation treatment, and well-designed and articulated upper floors at a relatively low scale. As such, the proposal would provide a consistent and well-articulated façade to each elevation that would be in keeping with the emerging character of the area and enhance the street scene.

6.4.15 The Mayor's Housing SPG states that in mixed-use development, non-residential ground floor land uses should provide active frontages when facing publically accessible space. Where inactive frontages have to be located on the ground floor these should be interspersed with active frontages and/or carefully located to minimise their overall impact on the public realm. Long contiguous stretches of inactive frontage facing the public realm reduce perceptions of pedestrian safety and can attract anti-social behaviour, and should therefore be avoided.

6.4.16 Additionally, the Mayor's Housing SPG states that all main entrances to communal entrance lobbies should be visible, clearly identifiable, and directly accessible from the public realm. The proposed entrances to the residential

cores are clearly identified with double height entrances expressed in light coloured frames and clear signage.

6.4.17 The proposed commercial unit would have active frontages onto Ashley Road and Ashley Link for the entirety of its frontage. Whilst the proposal includes a vehicular access enclosed by a roller shutter on the southern end of the frontage onto Ashley Road, this limited area of inactivity is considered to be the best location for the vehicular access from a design perspective. Furthermore, the proposed building to the south is proposed to include extensive active frontage onto Ashley Road, ensuring this small area would not detract from the street scene.

6.4.18 The active commercial frontage onto Ashley Road and Ashley Link, together with the ground floor entrances and windows to the duplex residential units, the two residential cores, the upper floor deck access and repeated balconies would provide an active frontage to the three main sides of the development visible from the public realm. Considering this, the design quality of the building and the extensive landscaping, the proposal would represent an improvement to the existing industrial and unwelcoming character of this part of Ashley Road.

#### *Materiality*

6.4.19 The applicant has proposed a predominantly brick palette, which is welcome as a durable, appealing and contextual material. Three brick tones are proposed, with the building predominantly being darker orange/red/brown hues with lighter coloured brick detailing and balcony frames. The proposed materials will help to further articulate the building, break-up the massing, add visual interest and provide some consistency with other approved development within the locality.

6.4.20 Fenestration and balconies are integrated into a coordinated system, with repeated integrated balconies across the three blocks that together with the change in materials and consistent fenestration design provide a rhythm to the façade.

#### *Secure by Design*

6.4.21 The applicant has worked with the Secured by Design Officer on the proposal and it is noted that there are no objections to the proposal subject to conditions. A planning condition is recommended regarding Secured by Design accreditation.

#### *Summary*

6.4.22 The proposal is a well-designed mixed-use building, that is and respects the scale and form of the surrounding approved development. The proposed

building would positively contribute to the emerging character and appearance of the area and enhance this part of Tottenham Hale. As such, the proposed development is acceptable in design terms.

- 6.4.23 Conditions are recommended that will ensure the finishing materials of the development are of a high quality.

*Public Realm*

- 6.4.24 The site allocation identifies that the site forms part of a new legible, north-south connection along Ashley Road. More specifically it identifies the northern edge of the site for the provision of an east-west Green Grid link.
- 6.4.25 The proposal includes the previously approved Ashley Link, that achieves the aims of the site allocation in providing the Green Grid link between Ashley Road and Down Lane Park, which together with the Berol Link, will connect through to Watermead Way. This is a significant public benefit of the proposal.
- 6.4.26 As noted, the layout and indicative design of the Ashley Link was considered as part of the planning application (ref: HGY/2016/4165) at Ashley House and subsequently approved subject to conditions and a legal agreement. The design and location of Ashley Link remain unchanged in this application. As such, it continues to provide a significant public benefit and is considered to be acceptable. A planning obligation is recommended which ensures that the Ashley Link is provided prior to first occupation of the building.

## **6.5 Conservation and Heritage Asset**

*Case Law and Relevant Policy*

- 6.5.1 The legal position with respect to heritage assets is pursuant to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as per relevant planning case law, which is set out below.
- 6.5.2 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case indicates that "Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given 'considerable importance and weight' when the decision-maker carries out the balancing exercise." The Forge Field Society v Sevenoaks District Council case indicates that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit.

- 6.5.3 When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted.
- 6.5.4 The presumption is a statutory one, but it is not irrefutable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.5.5 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given 'considerable importance and weight' in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.5.6 The NPPF states that the impact of a development on the significance of a designated heritage asset should be considered in the context of great weight being given to that asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Furthermore, any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.
- 6.5.7 Policies 7.8 and 7.9 of the London Plan 2016 requires that development affecting heritage assets and their settings are required to conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 of the Local Plan 2017 requires the conservation of the historic significance of Haringey's heritage assets. Policy DM9 of the Development Management DPD reflects this approach.

*Impacts to Heritage Assets*

- 6.5.8 The site does not fall within a conservation area, but is opposite Berol House to the east, which is a locally listed building. The proposal has been reviewed from a conservation point of view and the impact of the development considered in accordance with the Council's statutory duty as per Planning (Listed Buildings and Conservation Areas) Act, 1990.
- 6.5.9 NPPF para 135 states, when assessing harm to the setting of a non-designated heritage asset "a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset". In this instance the significance of the building is largely derived from its façade. The proposed development would not be directly opposite to the facade but would be visible in the setting of the locally listed building, most notably in views along Ashley Road. However, the proposed development would be of a relatively modest scale, would be either similar to or lower than the approved surrounding built form and would present a simple brick façade onto Ashley Road. By reason of this and the improvements to the public realm surrounding the site, it is considered that any harm caused due to the scale of the surrounding development would be outweighed by the benefits to the setting of Berol House.
- 6.5.10 The nearest conservation area to the site, Tottenham High Road Historic Corridor is located over 400 metres to the west of the site. Due to this separation, together with the modest height of the proposed development and the height of the approved neighbouring development the proposal is not considered to cause harm to the conservation area or its setting.

## **6.6 Quality of Residential Accommodation**

### *Layout*

- 6.6.1 London Plan policy 3.5 requires the design of all new housing developments to enhance the quality of local places and for the dwellings in particular to be of sufficient size and quality. Strategic Policy SP2 and Policy DM12 of the Council's Development Management DPD reinforce this approach. The Mayor's Housing SPG sets out the space standards for new residential developments to ensure an acceptable level of living accommodation is offered.
- 6.6.2 All of the units in the scheme have been designed to comply with and, where possible, exceed the London Plan floorspace standards and the requirements of the GLA's Housing Design Guide.
- 6.6.3 There would be no mutual overlooking between the windows and balconies of the proposed units. Although the ground floor duplex units would open directly onto the public realm of Ashley Link to the north and the communal amenity space to the south, these units would have a defensible planted area to the north and private amenity space to the rear, such that there would not be any concerns regarding privacy.



*Private Amenity and Children's Play Space*

- 6.6.4 In terms of amenity space provision all properties have balconies at least 5sqm in size, with larger amenity areas provided for the properties with two and three bedrooms, which meets Housing SPG requirements.
- 6.6.5 In addition, a communal courtyard would be sited on the south side of the site with playspace and raised planters. The indicative landscaping of the proposal is acceptable and further details of the designs would be secured by condition.
- 6.6.6 The communal and private amenity spaces would all be considered well sunlit as half of each amenity space would receive at least two hours of direct sunlight on 21<sup>st</sup> March, which meets BRE guidelines for such spaces.
- 6.6.7 In total, 27 children are predicted to live in the development, of which 10 would be under the age of 5 (see table below). Using the GLA playspace calculator, the proposed development generates a requirement for 271.5sqm of playspace:

Unit Type	Number of Children	Requirement
Under 5	10	100.5 sqm
5-11 years	10	100.5 sqm
12+	7	68 sqm
<b>Total</b>	<b>27</b>	<b>271.5 sqm</b>

- 6.6.8 The play provision for the children under-5 would measure 110 sqm and would be provided within a dedicated play garden at ground floor level within the private mews area. As such, an appropriate space provision for under-5s would be provided.
- 6.6.9 The proposal would not include any dedicated space for 5-11 years old or 12+ age groups. However, there is some provision of play space for 5-11 year olds within the approved Ashley Link to the immediate north of the site.
- 6.6.10 Playspace provision for older children will be met off-site in Down Lane Park which is 87m from the furthest residential entrance at the site. It is also noted that the play facilities of Down Lane Park are in close proximity but that some remodelling and design work will be required to facilitate improved access to the adjacent park. Wider measures to mitigate the impact of the high level of development within this part of Tottenham Hale will be addressed through legal obligations, in this case a contribution of £360,000 towards improvements to access to, and provision of open space, play space and recreation provision within the locality.

- 6.6.11 Overall, the proposals are capable of delivering high quality private amenity space and play space providing children with access to good quality, well designed, secure and stimulating play and informal recreation space.

*Inclusive Access*

- 6.6.12 Local Plan Policy SP2 and Policy 3.8 of the London Plan require that all housing units are built to Lifetime Homes Standards with a minimum of 10% wheelchair accessible housing or easily adaptable for wheelchair users.
- 6.6.13 The development will provide 10% wheelchair accessible homes of varying unit sizes which will meet the requirement in planning policy. All other units will be Lifetime Homes compliant. The development will also provide accessible parking spaces and these are addressed in the transportation section.
- 6.6.14 Level access will be provided to the residential units, commercial accommodation and landscaped public realm areas, with two lifts provided at each of the residential cores and deck access to the upper floors.
- 6.6.15 A condition is recommended requiring the residential units to be compliant with Part M of the building regulations. The accessibility of the scheme is judged to be acceptable and in accordance with the Mayor's Housing SPG and the Mayor's Accessible London SPG.

*Noise*

- 6.6.16 The submitted Acoustic Report details that through glazing and mechanical ventilation bedrooms and living rooms within the development would not be subject to unreasonable levels of noise. Condition are recommended ensuring that the residential units achieve suitable levels of sound insulation and that there is appropriate sound insulation between the commercial unit and residential units.

*Internal Daylight, Sunlight and Conditions within the proposed Development*

- 6.6.17 The Mayor's SPG Housing states that in relation to daylight and sunlight provision to new development an appropriate degree of flexibility needs to be applied when using Building Research Establishment (BRE) guidelines. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances and the need to optimise housing capacity.
- 6.6.18 The application includes a daylight, sunlight and overshadowing assessment (dated December 2018) and considers the level of daylight/sunlight within the

proposed residential units at the site. The assessment considers three scenarios for development within the locality, as detailed below:

- Scenario 1: Existing buildings with the application proposal;
- Scenario 2: the above, plus Ashley Road South Masterplan proposals and other consented schemes; and
- Scenario 3; All of the above, plus Argent's proposals to the south and the massing parameters of the wider Tottenham Hale DCF in place.

6.6.19 The assessment has considered the natural light conditions within the proposed development across all three scenarios above.

6.6.20 In terms of sunlight, the assessment shows 45% of the windows that require assessment for Annual Probably Sunlight Hours (APSH) would achieve the BRE Guide levels with existing conditions (Scenario 1), with 54% of windows achieving this for Winter Sunlight Probably Hours (WPSH). This would be marginally reduced with Scenario 2. While over half of the windows would fail to meet BRE Guideline figures, the vast majority of these windows are positioned below large balconies, evidenced by the fact that there is a higher level of winter sun when the sun is lower in the sky. Meanwhile the balconies themselves would benefit from high levels of sunlight. Considering the amenity benefit of the balconies, the high level of winter sun, the urban location and the high levels of daylight. These figures are considered to be acceptable.

6.6.21 Assessing the proposed development in the case of Scenario 3, only 25% of windows achieve BRE Guidelines for APSH and WSPH. However, of the windows that fall below the BRE Guidelines, the majority are either bedrooms where direct sunlight is noted in the BRE Guidelines as less important or they form secondary windows positioned below balconies to rooms that have one or two additional windows that achieve acceptable levels of sunlight. Considering this the level of sunlight achieved in this scenario is considered to be acceptable in this case.

6.6.22 Average Daylight Factor (ADF) and Daylight Distribution (DD) results for the proposed accommodation demonstrate that 86% and 99% respectively of the habitable rooms assessed within the development would achieve the BRE Guide levels for their respective room types, which is a high level of compliance. This drops to 61% and 77% respectively for Scenario 2 and 53% and 40% for Scenario 3, however in both scenarios there are a high number of relatively minor failures. Taking this into account it is considered that the ADF and DD would be at acceptable levels.

6.6.23 Officers are of the view there is a good level of compliance with the guide levels for a high density urban development project in London, having regard to the flexible, suburban basis of the BRE Guidance and the potential quality of the

accommodation. The proposed residential units are therefore considered to be acceptable from a daylight/sunlight perspective.

### *Overheating*

- 6.6.24 London Plan Policy 5.9 seeks to reduce the impact of the urban heat island effect in London and encourages the design of places and spaces to avoid overheating and excessive heat generation. Major development proposals are expected to demonstrate how the design, materials, construction and operation of the development would minimise overheating and also meet its cooling needs. New development in London should also be designed to avoid the need for energy intensive air conditioning systems as much as possible.
- 6.6.25 Modelling of the layouts has been undertaken by the applicant which suggests that the kitchen/living rooms would not be subject to overheating. However, the modelling suggests that the north facing bedrooms could potentially overheat between the hours of 10:00pm and 7:00am for a maximum of 10% of the year. However, this is based on the assumption that windows would be limited to a 10% opening due to these windows opening onto the communal external corridor.
- 6.6.26 However, the submitted Overheating Assessment does not include full modelling, inclusive of future weather files, risk mitigation and occupancy levels.
- 6.6.27 Subject to a condition securing this information, the proposal is considered to be acceptable.

## **6.7 Development Impact to Adjoining Occupiers**

### *Outlook and Privacy*

- 6.7.1 To the north, the windows of the proposed residential units would face onto a deck access at second floor level and above, with an outlook over the Ashley Link and would be set over 20 metres from the windows in the approved Ashley Gardens (Ref: HGY/2018/2353) development. To the west the proposed units would face onto Down Lane Park, while to the east the new units would face over Ashley Road towards the proposed buildings at Berol Yard, located over 20 metres away. Due to the substantial separation distances to neighbouring buildings and the outlook over public space and highways, the proposal would not result in overlooking or a lack of privacy to the neighbouring occupiers to the north, east and west.
- 6.7.2 To the south of the site is a row of two storey terrace houses with rear facing windows at first floor level. These windows are located a minimum of between 15.4 metres increasing to over 22 metres from the rear windows of the western

element of the proposed development, with the edge of the proposed balconies located 2 metres closer to the neighbouring windows.

- 6.7.3 It should be noted that although the closest window in the existing terraced row would be within 15.4 metres, these windows are in a single first floor window at the end of an outrigger at each property, with the other rear windows set back an additional 4 metres. Furthermore, due to the orientation of the terraced row of dwellings the rear windows are set at an angle to those in the proposed development, which reducing the level over overlooking as the row projects to the east. This area is being developed into an urban District Centre, where such conditions are typical and considered to be acceptable.
- 6.7.4 By reason of the orientation, the urban nature of the area, the mutual overlooking of rear gardens experienced currently and the open aspect to the west of these neighbouring properties across Down Lane Park, it is considered that the proposed development would not result in a significant loss of privacy or overlooking.
- 6.7.5 The proposed 'Ashley Road West' development to the south (application ref: HGY/2018/2223), which has a Planning Committee resolution to grant planning permission subject to conditions and a legal agreement (Planning Sub-Committee 10<sup>th</sup> December 2018) includes a number of residential windows facing toward the application site. These windows would either be at oblique angles or located over 23 metres from the windows in the proposed development, such that there would be no overlooking or loss of privacy.
- 6.7.6 The southern projection of the proposed building has been designed blank as this would face immediately onto a similar height blank wall at the proposed Ashley Road West site immediately to the south.

*Daylight/Sunlight to Adjoining Occupiers*

- 6.7.7 The application includes daylight, sunlight and overshadowing assessments (dated December 2018) and considers the impacts of the proposed development on residential receptors at existing, consented and proposed development, modelling three scenarios as detailed below:
- Scenario 1: Existing buildings (at Hale Road) with application proposal;
  - Scenario 2: the above, plus Ashley Road South Masterplan proposals and other consented schemes; and
  - Scenario 3; All of the above, plus Argent's proposals to the south and the massing parameters of the wider Tottenham Hale DCF in place.

*Daylight*

- 6.7.8 18% of the 44 existing neighbouring windows requiring assessment at 1-21 Hale Road are shown as achieving the guide levels for Vertical Sky Component (VSC) with the proposed development in place. Of the 36 windows which failed the BRE Guideline figures, 9 of these were marginal fails. If these marginal fails were included with the windows that pass the figure of acceptable levels of VSC would increase to 38%. Furthermore, a further 13 windows which show a high percentage change in VSC levels are at such low existing levels that any change represents a significant percentage change, whereas in reality the level of change may not be perceivable.
- 6.7.9 In Scenario 2 the VSC figures remain largely unchanged from Scenario 1, while in Scenario 3 these figures are marginally decreased, such that it would not be considered to then be unacceptable.
- 6.7.10 32% of the 44 neighbouring windows requiring assessment are shown as achieving the BRE Guideline levels for Daylight Distribution (DD) with the proposed development in place. Of the 30 windows which failed the BRE Guideline figures, 5 of these were marginal fails. If these marginal fails were included with the windows that pass the figure of acceptable levels of DD would increase to 43%. In Scenario 2 and 3 the DD figures remain largely unchanged.
- 6.7.11 The results of the daylight assessment demonstrate that many of the assessed windows at the properties at 1-21 Hale Road would fall below the BRE Guideline figures. However, it should be noted that a number of the existing windows assessed at these properties are set within deep recesses formed by two storey outriggers, which have existing extremely low daylight/sunlight levels. Currently these properties benefit from a largely unobstructed outlook over undeveloped parkland and the open hardstanding of the existing application site, such that any proposed development in line with the AAP and District Centre Framework would result in disproportionately large changes in daylight/sunlight levels.
- 6.7.12 The assessment of Scenario 2 shows that for the two buildings forming the Ashley Gardens sites there would be a pass rate of 78% (Building 2) and 72% (Building 2A) for VSC and 81% and 77% for DD. Assessing the Berkeley Square Development (Berol Yard) shows that 100% of windows would achieve the BRE Guideline levels for VSC and DD. In Scenario 3, the impact on these buildings remains largely the same, with some improvements some improvement in daylight levels. These are high levels of compliance for an urban development project and are considered to be acceptable.
- 6.7.13 As the Argent SDP development is located a considerable distance to the south of the site, to assess the potential impact of the proposal on this development the applicant has carried out a daylight façade assessment. This demonstrates that there would be no impact on the Argent development from the proposal, largely due to its location south of the application site.

- 6.7.14 The assessment concludes the scheme would deliver acceptable levels of daylight that is similar to other high density urban development projects of this scale and character.

#### *Sunlight*

- 6.7.15 The results of the sunlight assessment demonstrate that all five of the windows assessed at 1-21 Hale Road would comply with the BRE guide levels for annual and winter sunlight with the proposed development in place (100% compliance). The developments effect on these neighbouring properties is therefore defined as negligible.
- 6.7.16 The two buildings forming the Ashley Gardens development there would have pass rates of 40% (Building 2) and 72% (Building 2A) for APSH and 63% and 66% for WPSH. As part of Scenario 3, these figures improve to 60% and 74% for APSH and 77% and 69% respectively for WPSH. While APSH for Building 2 in Scenario 2 would be relatively low, a large number of the rooms that will not comply are bedrooms where the BRE Guidelines state that sunlight is less important. Furthermore, a number of the failures do not show any change from existing levels and a number of the a higher percentage changes are due to extremely low existing levels of APSH where any change results in a significant percentage change, whereas in reality the level of change may not be perceivable.
- 6.7.17 The Berol Yard Development would maintain 100% of APSH and WPSH in both Scenario 2 and 3. The developments effect on these neighbouring properties is therefore defined as negligible.

#### *Overshadowing*

- 6.7.18 The overshadowing assessment shows that the proposed communal courtyard at the site would receive high levels of sunlight throughout the year. Although the proposed Ashley Link would receive lower levels of sunlight in the winter months due to the lower sun, in summer months this area would receive high levels of direct sunlight. As this space functions both as a through route and communal space, this is considered to be acceptable.
- 6.7.19 Therefore, it is considered that the degree of overshadowing of neighbouring amenity spaces would be acceptable.

#### *Noise and Vibration Impacts*

- 6.7.20 London Plan Policy 7.15 (Reducing and Managing Noise) states that development proposals should seek to manage noise by avoiding significant adverse noise impacts on health and quality of life as a result of new development. This policy also indicates that where it is not possible to achieve

separation of noise sensitive development and noise sources, then any potential adverse effects should be controlled and mitigated through the application of good acoustic design principles. This approach is reflected in the NPPF, Saved UDP Policy UD3 and Policy DM1 and DM23.

6.7.21 The applicant has submitted an Acoustic Report dated December 2018 produced by WSP with respect to the above proposed development. The report considers the following potential impacts;

- Temporary noise and vibration arising from demolition, site preparation and construction activities associated with the proposed development;
- Noise arising from changes in road traffic attributable to the proposed development post-construction; and
- Noise from any fixed plant associated with the proposed development.

6.7.22 Given that noise intensive uses can currently operate from the site, the conversion of the site to predominantly residential use is considered to be an improvement in planning terms. The noise and disturbance impacts generated by future occupiers of the land are acceptable in planning terms. A condition is recommended relating to mechanical plant noise to protect the amenity of neighbouring occupiers.

6.7.23 Temporary noise and vibration due to demolition, site preparation and construction activities are further regulated by Enforcement Response (Noise) under sections 60, 61 of the Control of Pollution Act 1974.

6.7.24 Construction at development sites is restricted to the usual core construction site hours of 08:00 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturday. Several additional safeguards exist to minimise the effects of construction noise and vibration; these would apply during construction works. These safeguards include:

- The various EC Directives and UK Statutory Instruments that limit the noise emissions of a variety of construction plant;
- The guidance set out in BS 5228, which covers noise and vibration control on construction sites;
- The powers that exist for local authorities under Sections 60 and 61 of the Control of Pollution Act 1974 and Section 80 of the Environmental Protection Act 1990 to control environmental noise and pollution on construction sites;
- A CEMP will be secured via condition for the proposed development, which would consider, amongst other things, the effects of noise and vibration.

*Air Quality*



- 6.7.25 The NPPF states that planning decisions should ensure that any new development in Air Quality Management Areas (AQMAs) is consistent with the local air quality action plan. London Plan Policy 7.14 sets out the Mayor's commitment to improving air quality and public health and states that development proposals should minimise increased exposure to poor air quality. At the Local level, Policy SP7 states that in order to control air pollution developers must carry out relevant assessments and set out mitigating measures in line with national guidance. This approach is reflected in Policy DM23 which states that air quality assessments will be required for all major development and other development proposals, where appropriate. Policy indicates that where adequate mitigation is not provided, planning permission will be refused.
- 6.7.26 The site falls within the LBH Air Quality Management Area (AQMA) which is a borough-wide designation due to measured exceedances of the air quality objectives for nitrogen dioxide (NO<sub>2</sub>) and particulate matter (as PM<sub>10</sub>). The primary source of emissions of these pollutants in the Borough is road traffic and the site itself is surrounded by heavily trafficked roads.
- 6.7.27 The applicant has submitted an Air Quality Assessment, which details that amongst various other measures the proposed development will be car free and will connect to energy generation plant in the neighbouring Ashley House development to the north, which includes four 235kW boilers.
- 6.7.28 The assessment shows that pollutant concentrations are predicted to meet the UK Air Quality Strategy objectives in the majority of assessment location. Although there would be exceedances of NO<sub>2</sub> at three locations, the applicant's assessment concludes that given the magnitude of predicted annual mean NO<sub>2</sub> concentrations at these receptors and the conservative approach taken in the assessment, it is considered that, in reality, concentrations will be lower such that mitigation is not required.
- 6.7.29 For the construction phase, a qualitative assessment of the potential impacts on local air quality from construction activities has been carried out. This identified that there is a medium risk of dust soiling impacts and some increases in particulate matter concentrations due to construction activities. Officers agree that through good site practice and the implementation of suitable mitigation measures, the effect of dust and particulate matter releases would be significantly reduced. The residual effects of dust and particulate matter generated by construction activities on air quality are therefore considered to be negligible.
- 6.7.30 The Council's Environmental Officer has assessed the application and found that Performance against the Building Emission Benchmarks for NO<sub>x</sub> emissions was found to be compliant, as was performance against the Transport Emission Benchmarks for NO<sub>x</sub> and PM<sub>10</sub>. Therefore, the Proposed Development is 'air

quality neutral'. Conditions are recommended relating to the installation of boilers and management and control of dust.

## **6.8 Open Space, Social and Community Infrastructure**

- 6.8.1 The London Plan includes a number of policies relating to social infrastructure. The overarching policy is 3.16 which states adequate provision for social infrastructure is particularly important in areas of major new development and regeneration.
- 6.8.2 A review of the NHS Choices register indicates there are currently 11 GP surgeries within the North East Locality of Haringey CCG, where the proposed development site is located. Additionally, the Strategic Development Partnership development to the south (ref: HGY/2018/2223) includes the provision of a new health centre which will provide 10 additional GPs to the immediate locality, which will further support the residents of the proposed development.
- 6.8.3 The review of the Haringey's School Place Planning Report 2018 indicates 15 primary schools in close proximity. The closest of these schools are Harris Academy Tottenham, Welbourne, The Green CE Primary School (formerly Holy Trinity) and Ferry Lane Primary School.
- 6.8.4 Data from the latest available Haringey School Place Planning report (2018) show that 5,984 pupils are currently enrolled in the primary schools in Planning Area 4 with an overall capacity for 6,465 pupils allocated to these schools. This indicates primary schools in the local impact area are presently operating with surplus capacity, with 481 spaces remaining. With regards to the four primary schools situated in closest proximity to the proposed development site as outlined above, these schools currently have 973 pupils on roll as at mid-2018 with capacity for 1,200, a surplus of 227.
- 6.8.5 In September 2018 some 8 additional one-off "bulge" classes were added to secondary schools across Haringey\* in order to meet the demand for Year 7 places coming from pupils within and outside Haringey. Current projections suggest that demand for Year 7 places will stay broadly at the same level (circa 2,700-2,750) for 3-4 years. The Council are therefore seeking to boost capacity across the secondary schools estate in order to cope with this additional need. Longer term projections based on smaller cohorts currently moving through the primary schools suggest that this additional demand is unlikely to be sustained enough to warrant a new school.
- 6.8.6 London Plan Policy 3.5 states the design of all new housing developments should enhance the quality of local places, taking into account physical context and provision of, public, communal and open spaces, taking particular account of the needs of children, disabled and older people.

- 6.8.7 Tottenham Hale is subject to high levels of new development, which results in an influx of new residents. The currently approved development within Tottenham Hale include onsite improvements to public realm, publicly accessible space and play space, and to date these schemes have contributed £3,233,743 towards open space, £740,670 towards public realm and £1,568 towards play space improvements within the area. In addition to this, the proposal would contribute £360,000 towards open space and the Argent development has a resolution to grant with a contribution of £906,670 towards public realm improvements and £51,300 towards play space. This would result in total contributions of £5,156,208 to provide improvements to the public space, open space and playspace within Tottenham Hale to ensure there is sufficient public space for new residents.
- 6.8.8 As previously noted, the proposal would provide a new area of public space, known as Ashley Link, which forms part of the wider green grid envisaged in the Tottenham AAP. This new public space, together with the other approved areas of public space and public realm improvements will collectively provide a greater quantum and quality of publicly accessible space, planting and playspace across this part of Tottenham, all while connecting the boroughs existing and improved open spaces. Provision for the landscaping, re-design and remodelling of entrances into Down Lane Park are included within the proposed Heads of Terms.
- 6.8.9 Considering the level of provision of playspace and landscaping within the proposal, the introduction of the Ashley Link, the extensive improvements to public realm, publicly accessible space and playspace within the immediate locality and the level of contributions received towards wider improvements within Tottenham Hale, adequate provision is made for open space for the level of new residents to the area.
- 6.8.10 Overall, adequate provision is made for open space, social and community infrastructure, consistent with local and strategic plan policies.

#### *Trees*

- 6.8.11 The application site does not include any trees, however, there are 8 trees in close proximity to the south and west boundaries of the site. The applicants submitted Arboricultural Assessment details that none of these trees are proposed to be removed as part of the application.
- 6.8.12 All of the trees can be retained through the use of appropriate protection measures including ground protection, tree protection fencing and no dig construction. It should be noted that the removal of hardstanding within the root protection area of a number of these trees may result in improved conditions. However, the proposal would require some pruning for the future success of these trees and to ensure that the development does not cause unnecessary

pressure on these trees going forward. It is considered that the impact on existing trees can be suitably mitigated.

6.8.13 There are two additional trees located close to the northern edge of the site that form part of the neighbouring site, Ashley House, to the north. These trees were assessed under planning application at HGY/2016/4165 and were detailed to be retained and protected during construction.

6.8.14 A condition is recommended requiring the tree protection measures to be implemented during construction.

## **6.9 Transportation and Parking**

6.9.1 The existing vehicular access to the site is from Ashley Road, which connects to Burdock Road, Watermead Way and Hale Road. Other nearby roads which are not part of the local Highway Authority are: Monument Way and part of the Transport for London Road Network (TLRN), and A10 High Road part of the Strategic Road Network (SRN).

6.9.2 The development site is highly accessible with a score of Public Transport Accessibility Level (PTAL) 6a. PTAL ranges from 1 (described as 'very poor') to 6B (described as 'excellent'). There are six bus routes (41, 230, W4, 123, 76, 192) included in the PTAL calculations, and Tottenham Hale rail and underground station is within 280 metres of the site.

### *Trip Generation*

6.9.3 Trip Generation methodology was agreed with the Council as part of a Transport Assessment Scoping Report. Given the car-free nature of the development, a low vehicle trip generation is anticipated and means that the development would not create any material impacts on the surrounding highway network. The forecasted trips by public transport represents a very small proportion of the overall capacity of public transport services and it is noted that Transport Officers are satisfied that the development would have minimal impacts on public transport. To put this into perspective, the additional development bus trips represents less than 0.004% of overall bus capacity. The additional trips by underground are insignificant in terms of overall capacity of rail and underground services through Tottenham Hale Station.

6.9.4 The Transport Assessment has demonstrated to the Transport Officer's satisfaction that the additional trips generated by the development can be accommodated within the capacity of the local public transport services with nil detriment and no material impacts on the highway impacts will be created.

### *Car Parking*

- 6.9.5 The proposed development would be car free, with the exception of 3 wheelchair accessible parking spaces.
- 6.9.6 Policy T6 of the emerging Draft London Plan indicates that car-free is the starting point for all developments which are (or will be) well-connected.
- 6.9.7 In accordance with Policy 3.8 of the London Plan, 10% of the dwellings (10 units) in the development are proposed as wheelchair user dwellings. The Mayor of London's Housing SPG standards detail that all designated wheelchair accessible units should have a parking space. As such, if all of these units were occupied by disabled users the policy requirement for accessible car parking spaces would be 10.
- 6.9.8 Three wheelchair-accessible car parking spaces would be provided at ground floor level within a secure parking area on the south side of the site. These would be accessed from Ashley Road. These parking spaces would be dedicated residential spaces, with the commercial unit sharing one of the previously approved wheelchair accessible spaces within the Ashley Link. The submitted landscape plans details that four further potential wheelchair accessible parking spaces would be safeguarded within the southern part of the site should a planter be removed. This would be further detailed in the landscape plans to be submitted to the Council.
- 6.9.9 Although each wheelchair accessible unit would not be provided with a car parking space, the Draft London Plan requires one car parking space per dwelling for 3% of dwellings, which the proposal would be in accordance with. Furthermore, it is accepted that not all wheelchair adaptable units would usually be occupied by disabled occupants at any one time and therefore the demand for accessible parking spaces is likely to vary over time.
- 6.9.10 It should also be noted that demand for accessible parking spaces is likely to be significantly lower than usual for a development within a highly urbanised location with very good public transport access. It should be noted that Tottenham Hale Station is a fully accessible station and is located within 200 metres of the site. Therefore, it is accepted that not all wheelchair adaptable dwellings would require a car parking space at all times. As such, the provision of three car parking spaces, with four additional safeguarded spaces, is acceptable.
- 6.9.11 Policy T6 of the emerging new London Plan indicates that car-free is the starting point for all developments which are (or will be) well-connected. Other than for occupants with disabilities, the proposed development would be 'car-free', where no parking spaces are provided off-street and access to on-street parking is restricted by limiting access to parking permits for future occupiers (but not for occupants of the wheelchair accessible units). This approach is considered acceptable in this highly accessible location. The arrangement would be

supported via a range of sustainable transport methodologies secured through legal agreement including a residential travel plan and car club membership provision, amongst other measures.

### *Cycle Parking*

- 6.9.12 The proposal includes a total of 190 cycle parking spaces, 183 long stay and 7 short stay. 175 long stay spaces are provided for residential use in two dedicated cycle stores located in each of the residential cores. 162 of these residential cycle spaces are in the form of two-tier cycle racks, with 10 spaces in the form of Sheffield stands for larger bikes and 3 spaces for extra-large cargo bikes.
- 6.9.13 One (1) long-stay cycle parking space is provided for the commercial unit, within the unit itself. Seven (7) short-stay cycle parking spaces are provided in the public realm, for visitors to the residential and commercial uses.
- 6.9.14 The level of cycle parking meets the Draft London Plan requirements and as such is accepted. A condition is recommended requiring further details of all cycle parking to be submitted prior to implementation of development.

### *Alterations to the Existing Public Highway and Proposed Links*

- 6.9.15 There are several competing requirements for the limited space along Ashley Road which require careful consideration as part of wider proposals, one of which is, facilitating loading and meeting the needs for visitors parking who are Blue Badge holders. Blue badge holders can park for up to three hours on yellow lines, except where there are restrictions on loading or unloading. As existing, some sections of the existing Ashley Road are appropriate for visitors, but not for all day parking required for disabled residents.
- 6.9.16 The proposed southern vehicular access to the site from Ashley Road would conflict with a currently proposed on-street loading bay for the site immediately to the south, Ashley Road West. However, the Council will manage the design of access and improvements to the highway adjoining the site, and indeed to the wider Ashley Road. It is anticipated that Ashley Road will have different parking and loading restrictions, which will be incorporated as part of the detailed design. Because this is a public highway, allocation of sections on Ashley Road can be adjusted in accordance with demand.
- 6.9.17 The Council will manage the design of Ashley Road, inclusive of access, loading and parking, and as such a Section 278 agreement with the applicant will be required to ensure that this is carried out successfully.
- 6.9.18 The proposal includes the Ashley Link, a new pedestrian/cyclist link, connecting Down Lane Park with Ashley Road. The link will prohibit vehicular access

except for access to wheelchair parking spaces, refuse/recycling collection and for emergency vehicles. The link has previously been approved through Planning Permission Ref: HGY/2016/4165. Ashley Link will not be adopted by the local Highway Authority but permanent public access to Ashley Link must will be secured through the S106 agreement. It must also be constructed to withstand the largest vehicle load, and maintained by the developer, thereafter. Whilst this link has already been permitted, it is proposed to secure the provision of the link as part of this application should the approved development at Ashley House not be forthcoming.

*Parking Restrictions on the Public Highways*

- 6.9.19 In order to monitor potential parking displacement following the occupation of proposed development, specific S106 contributions are required to undertake a parking stress study. The S106 heads of terms include a contribution of £5,000 towards an assessment and analysis of parking stress in the vicinity. The contribution will be payable upon implementation. In the event the findings suggest there has been an increase in parking stress in areas which are not within the Controlled Parking Zone (CPZ), or the timing of parking restrictions are not appropriate, then CPZ modifications may be required. Any changes would be subject to public consultation.

*Travel Plan*

- 6.9.20 A Framework Travel Plan (TP) is included as part of the submission, incorporating provisions for the residential element of the proposal. A detailed Travel plan will be secured via the recommended conditions and a S106 agreement, ensuring that this is submitted 6 months prior to occupation and that Travel Plan targets are appropriately monitored.

*Delivery and Servicing Plan*

- 6.9.21 A Delivery and Servicing Plan (DSP) is included in the submission, which details arrangements for freight, the location where delivery and servicing will be undertaken and the anticipated number of delivery and servicing trips. Transport Officers are satisfied that the expected number of delivery and servicing trips is acceptable.
- 6.9.22 This is detailed to take place on the southern side of the Ashley Link (the north side of the proposed building), the principle of which has previously been approved as part of the planning permissions (ref: HGY/2016/4165) for the site to the north. However, as the Ashley Link serves both the proposed development and the consented site to the north, a revised Delivery and Servicing Plan that sets out the delivery and servicing arrangements for both sites will need to be submitted to the Council for approval, prior to development. The final DSP will need to include a swept path analysis for the largest vehicles

expected to access Ashley Link, in order to demonstrate that the proposed access is adequate and that servicing vehicles can enter, turn and leave the site in a forward direction. A condition is recommended requiring details to be submitted.

- 6.9.23 A limited amount of delivery and servicing is expected to take place on Ashley Road, but this will be undertaken within the parking restrictions and is not expected to create any issues.

*Refuse and Recycling*

- 6.9.24 The proposal would have two residential refuse/recycling stores, one in each residential core access, and a commercial bin store. The Councils Waste Management Officers have confirmed that the level of waste storage in the development is sufficient to meet requirements.

- 6.9.25 The commercial waste storage space is separate from the residential part of the development collections would be carried out by a private service providers.

- 6.9.26 The level of provision is considered to comply with relevant policies.

*Construction Logistics Plan*

- 6.9.27 The proposal includes a Construction Logistic Plan (CLP) but an updated Plan will be required closer to construction, once full details are known. A condition is recommended requiring this to be submitted and the legal agreement secures a CLP monitoring contribution of £20,000.

**6.10 Flood Risk and Drainage**

- 6.10.1 The site is located within Flood Zone 2 and is therefore considered to have a medium risk of flooding. The key area of assessment is in relation to surface water drainage.

- 6.10.2 London Plan (2016) Policy 5.13 (Sustainable drainage) and Local Plan Policy SP5 (Water Management and Flooding) require developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.

- 6.10.3 Policy also requires drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Mayor's Sustainable Design and Construction SPG (2014) including the design of a suitable SUDS scheme.



- 6.10.4 The potential for impacts of the proposed development on water resources and flood risk have been identified and is supported by a Flood Risk Assessment ('FRA'). The FRA assesses flood risks from all potential sources and investigates the potential for the development to increase flood risk elsewhere taking into account the potential impact of climate change. The FRA includes a Drainage Strategy; the Strategy includes the use of Sustainable Urban Drainage Systems (SuDS).
- 6.10.5 Development should target a Greenfield run-off rate of 0.71 litres per second (l/s). Although the proposal would achieve 5 l/s, this is a significant betterment of 85% compared to the existing site. Volumetric runoff will in fact be reduced through an increase in permeable areas, the provision of a blue/green roof and permeable sub-base storage. The Drainage Strategy has been designed to manage a rainfall event up to a 1:100 year return period including a climate change allowance which will help in reducing the risk of flooding in the area and for the residents and occupants of the surrounding areas. Surface water runoff discharged into the public drainage network is therefore likely to reduce both in terms of volume and of peak therefore having a positive, although limited effect on public surface water sewer capacity (i.e. potentially less flooding in the wider area).
- 6.10.6 The Council's Senior Drainage Engineer has assessed the scheme and acknowledges that due to the constrained nature of the site the 85% betterment is acceptable in this case. Thames Water and the Environment Agency do not raise any objection to the scheme subject to conditions are recommended requiring further details of the substrate depth of the green roof and flow paths to be submitted to ensure that the development is acceptable in Flood Risk and drainage terms.

## **6.11 Energy and Sustainability**

- 6.11.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and Local Plan Policy SP4 sets out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all new homes to achieve a zero carbon target beyond Part L 2013 of the Building Regulations.
- 6.11.2 The London Plan also sets a target of 25% of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025. Where an identified future decentralised energy network exists in close proximity to a site it will be expected that the site is designed so that it can easily be connected to the future network when it is delivered. The Council's Planning Obligations SPD (October 2014) indicates that a non-

financial obligation may be secured with respect to demonstration of connection to the district energy network by way of a planning obligations agreement pursuant to S106 of the TCPA 1990.

6.11.3 Under Policy TH5 the site is identified as being in an area with potential for being part of a Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22. While the proposal does not include a future on-site DEN connection, it is proposed to connect to the energy centre at the neighbouring development, which is being undertaken by the same developer and would provide for a future connection to DEN.

6.11.4 The applicant has submitted an Energy and Sustainability Statement Energy prepared by Calfordseaden, dated December 2018. The statement indicates that the proposed development will exceed the 2013 Building Regulations targets by 14.1%.

6.11.5 New development is expected to achieve the necessary energy and CO2 requirements within the London Plan and Haringey Council's Local Plan. A consideration of the applicant's proposed energy strategy pursuant to the Mayor's Energy Hierarchy is below.

*Energy - Lean*

6.11.6 The scheme delivers a 1.5% carbon reduction through lean (energy efficiency measures).

*Energy - Clean*

6.11.7 The proposal will connect to the energy centre at the approved development at Ashley House (application ref: HGY/2018/2353), which will then connect to the DEN once the infrastructure is in place. In view of the interim nature of the strategy and commitment to connect to the DEN via the neighbouring development (secured via planning agreement) this approach is considered to be acceptable.

6.11.8 Planning conditions and Heads of Terms regarding a DEN connection are contained in Section 9. The planning conditions includes the following requirements:

- Production of an updated site-wide energy strategy including a demand assessment;
- Securing the reduction in energy demand through energy efficiency measures;
- Connection to the Energy Centre at Ashley House

- Where Ashley House is not brought forward the provision for connection to a DEN;
- Inclusion of renewable energy technology to offset CO2 emissions;
- Any shortfall in carbon offsetting required to ensure policy compliance (as set out in London Plan Policy 5.2) will be offset at £60 per tonne and should be given to the Council upon commencement on site based on an up-to-date assessment of carbon emissions;
- Overheating Mitigation Plan to be submitted and approved by the LPA in advance of the main works commencing.

6.11.9 This delivers a further reduction of 47.6 tonnes in CO2 emissions.

#### *Energy - Green*

6.11.10 The applicant has included Solar PV panels providing 39kWp as a renewable contribution. This technology delivers a further reduction of 12.7 tonnes in CO2 emissions.

6.11.11 In addition, to bring the proposals in line with policy (LP 5.2), the developer will be required to offset the shortfall against target emissions at a cost of £60 per tonne. The value of this offsetting is currently £77,697.00. This will also be secured via planning agreement.

6.11.12 Overall, the target carbon emissions for the proposed development are calculated to be 43.2 tonnes CO2 per annum. A planning condition is proposed to secure the savings outlined. The proposals provide an appropriate interim solution to meeting the energy needs of the site prior to implementation of the District Energy Network. This provides sufficient flexibility for future connection, subject to being secured via planning agreement, as recommended within this report and Heads of Terms.

### **6.12 Land Contamination**

6.12.1 Policy DM32 requires development proposals on potentially contaminated land to follow a risk management based protocol to ensure contamination is properly addressed and carry out investigations to remove or mitigate any risks to local receptors. The applicant has submitted a Geo-Environmental Site Assessment for the site by RSK Environment Ltd.

6.12.2 The site has a long history of industrial use and has been subject to contaminative activities. The site itself is underlain by the relatively impermeable Enfield Silt Member and then subsequently by the Kempton Park Gravel Formation (Secondary (A) Aquifer). Beneath this is the London Clay Formation (unproductive stratum) overlying the Thanet Formation, Lambeth Group (both Secondary (A) Aquifers) and the White Chalk Subgroup (Principal Aquifer). It is

likely that Made Ground is present onsite owing to its historical use as a factory and current commercial use.

6.12.3 These contaminants are anticipated to pose a Low to Moderate risk to future site users, such as residents and visitors. The risk to future construction and ground workers has not been assessed due to this being addressed via the construction health and safety plan.

6.12.4 The Council's Environmental Health Officer (Pollution) has assessed the proposal and raises no objections subject to the imposition of standard conditions around investigative work, risk assessment and land remediation on any grant of planning permission. These standard conditions are recommended for imposition and are contained in Section 9.

### **6.13 Health Impact Assessment (HIA)**

6.13.1 The purpose of the HIA is to identify, assess and present any potential effects on the health of the population arising from the proposed mixed-use development, and to identify any interventions or mitigation measures required to minimise potential adverse effects on health and inequalities and optimise the beneficial impacts of the development. The HIA is intended to assist in considering the planning application and positively influence the development of the Environmental Impact Assessment.

6.13.2 Although the proposal falls below the threshold for a full HIA to be submitted, the application has been assessed by the Council's Public Health Team. They have commented that the level of affordable housing provision is acceptable, whilst the under 5 playspace is welcomed. Concerns have been raised regarding construction management and Secure by Design details. Conditions are recommended requiring a Construction Environmental Management Plan and Secured by Design accreditation to ensure that these are adequately addressed.

### **6.14 Equalities**

6.14.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under the Equality Act 2010. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and to foster good relations between persons who share a protected characteristic and persons who do not share it. Members must have regard to these duties in taking a decision on this application.

6.14.2 The proposed development would engage primarily with people with protected characteristics around physical access and have been designed to

contemporary Building Regulations. The proposed development would offer step free access throughout including all entrances to private and affordable housing, as well as commercial spaces. All floors of the residential accommodation would be served by two lifts. All residential units would be built to Part M4 (2) 'accessible and adaptable dwellings' and 10% will be built to Part M4 (3) 'wheelchair user dwellings' of Building Regulations.

- 6.14.3 The proposed development would be likely to provide a range of socioeconomic and regeneration outcomes for the Tottenham Hale area including the provision of new housing including affordable housing to increase affordability and reduce overcrowding. It would also result in local employment impacts including displacement of existing employment but the generation of construction employment and new employment opportunities to the benefit of all priority groups that experience difficulties in accessing employment.

## **6.15 Fire Safety**

- 6.15.1 Fire safety is not a planning matter and it is usually assessed at Building Regulations stage along with other technical building requirements relating to structure, ventilation and electrics, for example.

- 6.15.2 The London Fire Service has considered the proposal and specifically the Fire Strategy Report. They have commented that they are satisfied with the proposal.

## **7. Conclusions**

- 7.1 Having considered all material planning considerations including the development plan and the environmental information submitted with the application, officers consider that:
- Tottenham Hale has been identified as having the capacity for a significant number of new homes, with numerous sites that are suitable for new residential-led mixed-use development. The application forms an important step in the regeneration of Ashley Road South, in support of Site Allocation TH5.
  - The development will provide a significant number of new homes that will help to meet the Borough and London's wider housing needs in the future. The scale of development is supported by its location within the Upper Lee Valley Opportunity Area; the Tottenham Area Action Plan and the Tottenham Housing Zone all of which envisage transformational change.
  - The affordable housing proposal of 41% will make a significant contribution to meeting the portfolio approach to the management of affordable housing within the Tottenham Hale Housing Zone, and contributing to a mixed and balanced

new residential neighbourhood. The overall tenure balance is accords with the portfolio approach and is acceptable.

- Taking into account the wider approach to employment re-provision across the Site Allocation TH5, the overall balance of employment floorspace is considered to be acceptable.
- The height and design of the proposal is appropriate within the local context
- The density of the development equates to a maximum of 174 units per hectare if the scheme's maximum parameters are built out. This is in accordance with the density range within the London Plan's indicative range for 'urban' sites with a PTAL of 5-6a.
- The site is highly accessible, being located close to Tottenham Hale Station. The site is also adjacent to a significant open space in the form of Down Lane Park with Lee Valley Regional Park in close proximity. The proposed building presents the opportunity for a good housing mix and balance of residential units having regard to local need and site specific characteristics contributing to the creation of a mixed and balanced community.
- The scheme will make a significant new contribution to the quality of the public realm, facilitating the enhancement of Ashley Road as a new central spine and delivering a significant new east-west route from Down Lane Park to Ashley Road all of which weigh heavily in favour of the scheme.
- The development, subject to s.106 provisions to secure remodelling of access to Down Lane Park, will relate positively to the adjacent Down Lane Park, providing new and improved pedestrian & cycle links.
- The proposal will deliver a compliant quantum of wheelchair housing and all of the units will receive an acceptable amount of daylight and sunlight when assessed against relevant BRE criteria. Subject to mitigation at the condition stage, the noise, vibration and air quality impacts to future occupiers of the units are acceptable.
- Following a request from officers, the applicant has provided additional information in respect of fire safety. London Fire Brigade have confirmed the details are acceptable.
- The transportation impacts to the scheme are acceptable. The scheme will not generate a significant increase in traffic or parking demand and a car free scheme is acceptable. The provision of cycle storage is policy compliant.
- The applicant has committed to a future district energy connection through the neighbouring development. Taking into account the proposed S106 obligations,

the design of the scheme is considered to be sustainable. The issues of flood risk, drainage, land contamination and waste storage are able to be addressed by the imposition of conditions.

- The proposal, subject to appropriate planning conditions, will incorporate SUDs and would not increase flood risk and is considered to be a sustainable design.
- The proposals are not considered to give rise to any adverse equalities impact upon the protected characteristics of any individual or group and the operational phase of the proposal is assessed as being beneficial in the long-term.

## 8 COMMUNITY INFRASTRUCTURE LEVY (CIL)

8.11.1 Based on the information given on the plans, the current Mayoral CIL charge will be £204,696 and the Haringey CIL charge will be £87,727. This is an estimated figure based on the plans and 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. It should be noted that the Mayor of London's CIL will be raised on 1<sup>st</sup> April 2019 and as such the Mayoral CIL charge above would increase. The applicant may apply for relief as a Registered Provider of social housing following on from the grant of planning permission.

## 9 RECOMMENDATIONS

9.11 GRANT PERMISSION subject to the following conditions:

## 10 CONDITIONS AND INFORMATIVES

### CONDITIONS

	COMPLIANCE
1	<p><b>Development in accordance with approved drawings and documents</b></p> <p>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.</p> <p><b>Plans and Drawing Numbers:</b></p> <p>Site Location Plan ASP-AHR-B1-00-DR-A-10-100  Block Plan ASP-AHR-B1-00-DR-A-10-101  Demolition Plan ASP-AHR-B1-00-DR-A-10-102  Proposed Site Plan ASP-AHR-B1-00-DR-A-10-103  Proposed Ground Floor Plan ASP-AHR-B1-00-DR-A-20-001</p>

<p> Proposed First Floor Plan ASP-AHR-B1-01-DR-A-20-002  Proposed Second Floor Plan ASP-AHR-B1-02-DR-A-20-003  Proposed Third Floor Plan ASP-AHR-B1-02-DR-A-20-004  Proposed Fourth Floor Plan ASP-AHR-B1-02-DR-A-20-005  Proposed Fifth Floor Plan ASP-AHR-B1-02-DR-A-20-006  Proposed Sixth Floor Plan ASP-AHR-B1-06-DR-A-20-007  Proposed Seventh Floor Plan ASP-AHR-B1-06-DR-A-20-008  Proposed Roof Plan ASP-AHR-B1-08-DR-A-20-009  Proposed North and East Elevation and Section ASP-AHR-B1-00-DR-A-20-020  Proposed South and East Elevation and Section ASP-AHR-B1-00-DR-A-20-021  Landscape Drainage and Levels 501-CLA-XX-GF-DR-L-4000  Landscape General Arrangement 501-CLA-XX-GF-DR-L-1000  Landscape Softworks Plan 501-CLA-XX-GF-DR-L-5000 </p> <p><b>Documents:</b></p> <p> Acoustic Report – WSP (Ref: 70045903-AC1 dated December 2018)  Air Quality Assessment – WSP (Ref: 70045903-AQ1 dated December 2018)  Detailed Arboricultural Report – WSP (Ref: 70045903-AR1 dated November 2018)  Geo-Environmental Site Assessment – RSK (Ref: 27663 R01 (00) dated February 2015)  Design and Access Statement (dated 20<sup>th</sup> December 2018)  Planning Statement – Lichfields (dated December 2018)  Construction Logistics Plan – WSP (Ref: 70045903-CLP dated December 2018)  Daylight/Sunlight/Overshadowing Assessment – Lichfields (Ref: dated December 2018)  Delivery and Servicing Plan – WSP (Ref: 70045903-DSP dated December 2018)  Energy Strategy Report and Sustainability Statement – Calfordseaden (Ref: G39/L180202 dated December 2018)  Flood Risk Assessment and Drainage Strategy – Waterman (Ref: STR14205 WIE13484-100-4-2-1-FRA dated December 2018)  Ground Investigation Specification - Waterman (Ref: dated 3<sup>rd</sup> June 2018)  Overheating Assessment – Calfordseaden (Ref: G39/L180202/FV Rev 01 dated December 2018)  Statement of Community Involvement – Lichfields (dated December 2018)  Transport Statement – WSP (Ref: 70045903-TS dated December 2018)  Framework Travel Plan – WSP (Ref: 70045903-FTP dated December 2018) </p> <p> <b>REASON:</b> In order to ensure the development is carried out in accordance with the approved details and for the avoidance of doubt. </p>
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<b>2</b>	<b>Commencement</b>
	<p>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.</p> <p>REASON: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p>
<b>3</b>	<b>Accessibility</b>
	<p>All the residential units will be built to Part M4(2) 'accessible and adaptable Dwellings' of the Building Regulations 2010 (as amended) and at least 10% (10 units) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.</p> <p>REASON: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan 2016 Policy 3.8.</p>
<b>4</b>	<b>Satellite Dishes</b>
	<p>The placement of a satellite dish or television antenna on any external surface of the development is precluded, with exception provided for a communal solution for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.</p> <p>Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.</p>
<b>5</b>	<b>Ventilation to A3 / A4 uses</b>
	<p>No activities within Use Classes A3 or A4 of the Town and Country Planning (Use Classes) Order 1987 (as amended) shall commence until details of ventilation measures associated with the specific use concerned have been submitted to and approved in writing by the Local Planning Authority. The approved ventilation measures shall be installed and made operational before any A3 or A4 use commences and shall be so maintained in accordance with the approved details and to the satisfaction of the Council.</p> <p>Reason: To safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.</p>
<b>6</b>	<b>Development in Conformity with Sustainability Statement</b>
	The development hereby approved shall be constructed and delivered to the

	<p>U-values set out in the document Sustainable Strategy Report and Sustainability Statement prepared by Calfordseaden dated December 2018, and any energy strategy document thereafter approved.</p> <p>Reason: to mitigate the impacts of climate change in accordance with policies 3.2, 5.3, 5.5 of the London Plan (2016).</p>
<b>7</b>	<b>Plant Noise</b>
	<p>Noise arising from the use of any plant or associated shall not increase the existing background noise level (LA90,15mins) when measured (LAeq, 15mins) 1 metre external from the nearest residential or noise sensitive premises.</p> <p>REASON: To ensure the surrounding residential amenities are protected.</p>
	<b>PRE-COMMENCEMENT</b>
<b>8</b>	<b>Land Contamination</b>
	<p>Prior to the commencement of development, other than for investigative work and demolition:</p> <ul style="list-style-type: none"> <li>a) Using information from previous assessments the proposed 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 its written approval.</li> <li>b) A Method Statement detailing the remediation requirements, using the information obtained from the site investigations, 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.</li> <li>c) Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</li> </ul> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p>
<b>9</b>	<b>Construction Environmental Management Plan</b>
	Prior to the commencement of development a Construction Environmental

	<p>Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include:</p> <p>A)</p> <ul style="list-style-type: none"> <li>i) The identification of stages of works;</li> <li>ii) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays);</li> <li>iii) Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM);</li> <li>iv) Details of an Unexploded Ordnance Survey;</li> <li>v) Details of community engagement arrangements;</li> <li>vi) Details of any acoustic hoarding;</li> <li>vii) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);</li> <li>viii) Details of external lighting</li> </ul> <p>B) The inventory of all NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases of the development hereby approved. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to Local Authority officers as required until development completion.</p> <p>The works shall only be carried out in accordance with an approved CEMP.</p> <p>REASON: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016) and Policy SP13 of the Haringey Local Plan (2013).</p>
<b>10</b>	<p><b>Air Quality and Dust Management</b></p> <p>No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust and including a Dust Risk Assessment, has been submitted and approved in writing by the Local Planning Authority. The plan shall be in accordance with the Greater London Authority's Dust and Emissions Control Supplementary Planning Guidance document (July 2014) and include a Dust Risk Assessment.</p> <p>REASON: To comply with Policy 7.14 of the London Plan 2016.</p>

<b>11</b>	<b>Piling Method Statement (Thames Water)</b>
	<p>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.</p> <p>REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p>
<b>12</b>	<b>NRMM Details and Registration</b>
	<p>Prior to the commencement of the development details of all plant and machinery to be used at the demolition and construction phases shall be submitted to, and approved in writing by the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM.</p> <p>No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <a href="http://nrmm.london/">http://nrmm.london/</a>. Proof of registration shall be submitted to the Local Planning Authority prior to the commencement of any works on site.</p> <p>REASON: To protect local air quality and comply with Policy 7.14 of the London Plan.</p>
<b>13</b>	<b>Site Levels</b>
	<p>Prior to the commencement of the development (except demolition works) details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.</p> <p>Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.</p>
<b>14</b>	<b>Tree Protection</b>
	<p>No development shall commence until a Tree Protection Plan has been submitted to the Local Planning Authority for its written approval demonstrating a protection methodology for the neighbouring trees proposed</p>

	<p>to be retained during construction that shall incorporate the installation of appropriately sized and located wooden hoardings secured to the ground to protect the trees from impact damage. Once approved the development shall be constructed in accordance with the approved details.</p> <p>REASON: In order to ensure the safety and well-being of the trees on the site during construction works that are to remain after building works are completed in accordance with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.</p>
<b>15</b>	<b>Waste Management Scheme</b>
	<p>Prior to the commencement of any superstructure works on the approved buildings, and notwithstanding the approved Delivery and Servicing Plan (prepared by WSP dated December 2018) details of an updated scheme setting out the collection and storage of waste and recycled materials shall be submitted in writing to and for approval by the Local Planning Authority.</p> <p>The updated scheme shall address:</p> <ol style="list-style-type: none"> <li>1) Waste and recycling collection frequency, following liaison with Haringey's Waste Management Team and Veolia (Haringey's waste service provider)</li> <li>2) The cost implications of collection frequency to future occupiers</li> <li>3) The management of waste on site, including bin rotation and storage layout</li> <li>4) The collection storage areas</li> </ol> <p>The details shall be implemented as approved prior to the occupation of the development for residential purposes, and maintained thereafter.</p> <p>Reason: to protect the amenity of the locality.</p>
<b>16</b>	<b>Sound Insulation</b>
	<p>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 installed as approved prior to any commercial occupation of the site and shall be maintained thereafter.</p> <p>Reason: To protect the amenity of the locality.</p>
<b>17</b>	<b>Bus Stands</b>
	<p>Prior to the commencement of the development (excluding demolition works) a report and plans detailing the location and arrangements for delivering the replacement of the bus stands on Ashley Road shall be submitted and</p>

	<p>approved, in consultation with Transport for London. The development shall be carried out in accordance with the approved details and the bus stands on Ashley Road shall remain in situ until such time as the delivery of replacement stands has been agreed.</p> <p>REASON: To secure and deliver appropriate public transport infrastructure and to accord with London Plan Policy 6.2 Providing public transport capacity.</p>
<b>18</b>	<b>Overheating</b>
	<p>Prior to the commencement of development (excluding demolition) a revised Overheating Report shall be submitted to and approved in writing by the Local Planning Authority. Details in the report shall include, but not be limited :</p> <ul style="list-style-type: none"> <li>- The location and units modelled</li> <li>- Occupancy levels in the units</li> <li>- Impact of future weather files and how this will be risk mitigated.</li> </ul> <p>The development shall be carried out in accordance with the details approved and maintained as such thereafter.</p> <p>REASON: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 5.1, 5.2 and 5.3 of the London Plan.</p>
<b>PRIOR TO ABOVE GROUND WORKS</b>	
<b>19</b>	<b>Materials</b>
	<p>A schedule and samples of materials to be used for the external surfaces of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, and the approved materials shall be used in the implementation of the development and thereafter so retained.</p> <p>REASON: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 policy SP11 and policy DM1 of the Development Management DPD 2017 and the requirements of the National Planning Policy Framework 2018.</p>
<b>20</b>	<b>Affordable Housing Strategy</b>
	<p>Prior to commencement of above ground works an affordable housing strategy shall be submitted to and approved in writing by the local planning authority relating to the provision of a minimum of 41% Affordable Housing. The details set out in the strategy shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed by the Local Planning Authority. Such a strategy for each phase must include:</p>

	<ul style="list-style-type: none"> <li>i) The overall percentage, numbers, tenure, affordability and location of the affordable housing provision to be made within the related phase;</li> <li>ii) The timing of the construction of the affordable housing;</li> <li>iii) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing.</li> </ul> <p>REASON: To secure details relating to the provision of affordable housing and accord with London Plan Policy 3.11 Affordable housing targets.</p>
<b>21</b>	<b>Broadband Strategy</b>
	<p>Prior to the commencement of any residential development, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.</p> <p>REASON: to accord with Site Allocation Policy TH5 and DM38 and DM54 that support the provision of broadband infrastructure and economic development objectives.</p>
<b>22</b>	<b>Biodiversity Enhancement Plan</b>
	<p>Prior to commencement of above ground works, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority. The BEP shall include:</p> <ul style="list-style-type: none"> <li>i) Integration of bird and bat boxes;</li> <li>ii) Details of native and 'nectar rich' landscaping; and</li> <li>iii) Soft landscaping management &amp; maintenance.</li> </ul> <p>The Biodiversity enhancement measures set out in the approved BEP shall be implemented and maintained as such thereafter.</p> <p>Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policies 7.18 and 7.19 of the London Plan (2015), Policy SP13 of the Haringey Local Plan (2013) and Saved</p>
<b>23</b>	<b>Sustainable Urban Drainage</b>
	Prior to the commencement of above ground works details of the design,

	<p>implementation, maintenance and management of the sustainable drainage scheme shall be submitted to, and approved in writing by the Local Planning Authority. Those details shall include:</p> <ol style="list-style-type: none"> <li>1. 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;</li> <li>2. Substrate depths of the Green Roof;</li> <li>3. Details of replacement/repair works to pipe runs at the site;</li> <li>4. 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);</li> <li>5. Flood water exceedance routes, both on and off site;</li> <li>6. Surface water flow paths</li> <li>7. A timetable for its implementation, and</li> <li>8. 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.</li> </ol> <p>Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.</p> <p>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 in accordance with Policy 5.13 of the London Plan.</p>
<b>24</b>	<p><b>Updated Energy Strategy</b></p> <p>Notwithstanding the submitted details and prior to the commencement of above ground works, excluding demolition and site preparation works, a revised energy strategy shall be submitted to and approved in writing by the Local Planning Authority. The Energy Strategy shall, unless otherwise agreed by the Local Planning Authority, be based on connection of the building to the energy centre at the approved development at Ashley House (application Ref: HGY/2018/2353). The strategy shall explore all reasonable options for improving the energy efficiency of the buildings and reducing carbon dioxide emissions in accordance with the energy hierarchy set out in London Plan policy 5.2 'Minimising carbon dioxide emissions'. The Strategy will comply with the targets and measures set out in London Plan (2016) Policy 5.2 and</p>



	<p>will be submitted using the format set out in the GLA guidance on Energy Strategies. The development shall be carried out strictly in accordance with the details approved.</p> <p>Reason: To ensure that the development hereby approved is energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2016.</p>
<b>25</b>	<b>Sustainability Standards – Non-residential</b>
	<p>Evidence that the commercial unit at the development hereby approved is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level “Very good” shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant works and a final certificate shall be submitted for approval to the Local Planning Authority within 6 months of the occupation of the development.</p> <p>REASON: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan (2016) and Policies SP0 and SP4 the Haringey Local Plan (2013).</p>
<b>26</b>	<b>Green and Brown Roofs</b>
	<p>Prior to the commencement of above ground development for the development hereby approved, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures shall be submitted to and approved in writing by the Council. The development shall accord with the details as approved.</p> <p>REASON: To ensure the provision of green and brown roofs in the interests of sustainable urban drainage and habitat provision in accordance with policies 5.11, 5.13 and 7.19 of the London Plan.</p>
<b>27</b>	<b>Ultra Low NOx Boilers – Product Specification and Dry NOx Emissions Details</b>
	<p>Prior to installation, details of the Ultra-Low NOx boilers for space heating and domestic hot water shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate dry NOx emissions not exceeding 40 mg/kWh. The boilers shall be installed in accordance with the approved details and maintained thereafter.</p> <p>Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan</p>

	(2016).									
28	<b>Cycle Parking Standards</b> <p>Prior to any superstructure works details of arrangements for cycle storage (including provision for a total of cycle parking spaces and means of enclosure for the storage area) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London (Borough Planning), and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction.</p> <p>Reason: To ensure that adequate cycle storage facilities are provided and promote sustainable travel, in accordance with policy DM31 of the Development Management Development Plan Document 2017.</p>									
<b>PRIOR TO OCCUPATION</b>										
29	<b>Internal Noise Levels</b> <p>The submitted Acoustic Report by WSP dated December 2018 states that with the specified recommended glazing and mechanical ventilation installed within the proposed residential units (with the windows closed) the following internal noise levels in accordance with BS8233:2014 will be achieved:</p> <table><tr><td>Time</td><td>Area</td><td>Maximum Noise Level</td></tr><tr><td>Day time Noise: 7am-11am</td><td>Living rooms and bedrooms</td><td>35dB(A)</td></tr><tr><td>Night time Noise: 11pm-7am</td><td>Bedrooms</td><td>45dB(A)</td></tr></table> <p>Prior to first occupation of the development, an appropriate test shall be undertaken to demonstrate that the above noise levels have been met and the results submitted to the Local Planning Authority for approval.</p> <p>Reason: To ensure the surrounding residential amenities are protected.</p>	Time	Area	Maximum Noise Level	Day time Noise: 7am-11am	Living rooms and bedrooms	35dB(A)	Night time Noise: 11pm-7am	Bedrooms	45dB(A)
Time	Area	Maximum Noise Level								
Day time Noise: 7am-11am	Living rooms and bedrooms	35dB(A)								
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30	<b>Secured by Design</b> <p>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.</p> <p>Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.</p>									
31	<b>Estate Management and Maintenance Plan</b>									

	<p>Prior to the occupation of the development hereby approved an Estate Management and Maintenance Plan for the site, setting out maintenance and management responsibilities for all communal play spaces, communal amenity spaces and all publicly accessible open spaces, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details.</p> <p>Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of local places in accordance with London Plan Policy 3.5.</p>
<b>32</b>	<b>Landscaping and Playspace</b>
	<p>Prior to occupation, details of the children's playspace and soft landscaping provision contained within the private amenity areas, plus the details of landscape proposals for Ashley Link in accordance with the Design and Access Statement (dated December 2018) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The details shall include the:</p> <ul style="list-style-type: none"> <li>a) location, layout, design of the playspace;</li> <li>b) equipment/ features</li> <li>c) hard surfacing materials</li> <li>d) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting)</li> <li>e) Proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc)</li> </ul> <p>Soft landscape details shall include:</p> <ul style="list-style-type: none"> <li>a) Planting plans</li> <li>b) Written specifications (including cultivation and other operations associated with plant and grass establishment)</li> <li>c) Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate</li> <li>d) Implementation timetables.</li> </ul> <p>The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of the development. The children's playspace shall be provided strictly in accordance with the details so approved, installed/erected prior to the first occupation of the residential units and shall be maintained as such thereafter.</p> <p>REASON: In order for the Local Planning Authority to assess the acceptability of the landscaping scheme and playspace, thereby ensuring a</p>

	satisfactory setting for the proposed development in the interests of the visual amenity of the area and appropriate provision of playspace consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Local Plan 2017, and Policies DM1, DM2 and DM12 of the Development Management Development Plan Document 2017.
<b>33</b>	<b>Details of Roof Top PV Panels</b>
	<p>Prior to the occupation of the development for residential purposes, details of the layout and specification of the PV solar panel installation for the building hereby approved shall be submitted in writing to and approved by the Local Planning Authority. The installation shall be constructed in accordance with the approved details and maintained thereafter.</p> <p>REASON: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 5.1, 5.2 and 5.3 of the London Plan.</p>
<b>34</b>	<b>Lighting Strategy</b>
	<p>Prior to the building being brought into use a lighting strategy to address all external lighting across the development shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.</p> <p>REASON: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 'Local Character'.</p>
<b>35</b>	<b>Car Parking Management Plan</b>
	<p>Prior to the first occupation of each approved use within the development, a Car Park Management Plan shall be submitted to the Local Planning Authority for approval in writing. The plan should:</p> <ul style="list-style-type: none"> <li>• describe how parking will be managed on the site</li> <li>• arrangements for leasing and allocating residential car parking spaces for wheelchair users;</li> <li>• provide details of how disabled users of the commercial part of the development, can use the parking spaces and how this is going to be managed including details of priority criteria for allocation and access for Dial-a-Ride services;</li> <li>• details of how the loading bay(s) will be managed, and any agreed restrictions;</li> <li>• confirmation of the area reserved for temporary parking on Ashley Link to be used only in connection with the assigned residential units;</li> <li>• details of the controlled access to the parking area(s), parking enforcement, ramp details (if any), to show structural columns, swept paths, vehicle circulatory movements, visibility splays, all while considering pedestrian safety nearby;</li> </ul>

	<ul style="list-style-type: none"> <li>demonstration that all car parking spaces are of the correct width and length, with in-between allowance of 6m, following the Manual for Street (MfS) guidance and taking into account the 'IStructE Design recommendations for multi-storey and underground car parks'-third edition;</li> <li>details of the width in-between spaces that enables maneuvering in/out of parking spaces, include swept path analysis for corner spaces and show the structural columns;</li> <li>provide a minimum of 20% active and 20% passive Electric Vehicle Charging Points including locations of the EVCP points, and details of the criteria for reviewing the usage and converting passive points to active points. All identified points spaces should be marked prior to occupation and retained &amp; maintained thereafter.</li> </ul> <p>REASON: To ensure suitable arrangements for car parking as part of the development in accordance with TfL and London Plan requirements. The London Plan and Policy DM32 of the Development Management DPD require a minimum provision of 20% active and 20% passive Electric Vehicle Charging Points.</p>
<b>36</b>	<b>Details of Central Dish/Receiving System</b>
	<p>Prior to the occupation of the development, details of a Central Satellite Dish/Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.</p> <p>REASON: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.</p>
<b>37</b>	<b>Delivery and Servicing Plan</b>
	<p>Prior to occupation of the development, an updated Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter managed in accordance with the approved details.</p> <p>REASON: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.</p>

## INFORMATIVES

<b>1</b>	<b>Working with the applicant (LBH Development Management)</b>
	<p>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</p>

	Procedure) (England) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.
<b>2</b>	<b>Community Infrastructure Levy (LBH Development Management)</b>
	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.
<b>3</b>	<b>Hours of construction work (LBH Development Management)</b>
	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: <ul style="list-style-type: none"> <li>• 8.00am - 6.00pm Monday to Friday</li> <li>• 8.00am - 1.00pm Saturday</li> <li>• and not at all on Sundays and Bank Holidays.</li> </ul>
<b>4</b>	<b>S.106 Legal Agreement (LBH Development Management)</b>
	INFORMATIVE: The development hereby approved shall be completed in accordance with the associated Section 106 agreement.
<b>5</b>	<b>Party Wall Act (LBH Development Management) Planning Sub-Committee Report</b>
	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.
<b>6</b>	<b>Designing Out Crime – Accreditation (Metropolitan Police)</b>
	INFORMATIVE: The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.
<b>7</b>	<b>Asbestos Survey (LBH Environmental Health)</b>
	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.

<b>8</b>	<b>Naming of new development (LBH Transportation)</b>
	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.
<b>9</b>	<b>Minimum pressure and flow rate (Thames Water)</b>
	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.

***Appendix 1 – neighbour response summary***

<b>COMMENTS</b>		<b>OFFICER COMMENTS</b>
<b>Local Representations</b>		
1 Letter from Resident	<p>The Planning Statement, in the Conclusion states that the units have laid vacant since its completion, over four years ago.</p> <p>This is not true. All 4 units currently have tenants, which are planned to be evicted by the owner.</p>	The Planning Statement makes no reference to vacant units.
<b>External Consultee Responses</b>		
London Fire Authority	The Commissioner is satisfied with the proposals.	Noted.
Environment Agency	<b>Flood Risk:</b> The site is located within Flood Zone 2 having a 'medium' risk of flooding. The standard 'Flood Risk Standing Advice' (FRSA) comments are relevant.	Noted.

	<p><b>Groundwater and contaminated land:</b> The site is located within a Source Protection Zone 2, an area designated for drinking water abstraction from groundwater. Therefore, the bedrock and groundwater are vulnerable to mobilised contaminants. Reports and Risk Assessments should be prepared in line with our Groundwater Protection guidance and should be assessed by the Council's Environmental Health Department.</p>	
Transport for London – Infrastructure Protection	Confirm that no comments to make	Noted.
Designing Out Crime	<p>The Design and Access Statement mentions Secured by Design but does not specify which features of the design will reduce crime.</p> <p>Specific comments to design have been provided.</p> <p>In principle we have no objections, subject to conditions relating to Secured by Design accreditation</p>	<p>The proposed conditions are recommended to be included on any grant of permission.</p> <p>The specific design comments have been considered as part of the application and provided to the applicant.</p>
Thames Water	<p><b>Water:</b> With regard to the water network and water treatment infrastructure capacity, we have no objection. Recommend an informative regarding water pressure.</p> <p><b>Waste:</b> With regard to the Foul Water sewage and surface water network infrastructure capacity and we would have no objection. A condition is recommended requiring details of piling to be submitted to and approved by the LPA.</p>	Noted.



Greater London Archaeological Advisory Service (GLAAS)	Recommend no archaeological requirements.	Noted.
TfL (Crossrail 2 Safeguarding)	No comment on this application.	Noted.
Greater London Authority	The application isn't referable in its own right so we won't be providing comments	Noted.
London Borough of Waltham Forest	<p>The priority for promoting sustainable transport in car-free developments should be creating a coherent cycle network that links with the work delivered in Waltham Forest. Vital to this is a high quality segregated cycle link between our work on Forest Road/the Wetlands and the proposals for a Camden to Tottenham Hale route. All developments in the area, including this site, should be supporting and financially contributing to this work.</p> <p>The Construction Logistics Plan shows Forest Road as a route for construction vehicles. LBWF Highways Development would want to be consulted on the detailed Construction Logistics Plan and would need more detail on how many vehicles are expected to use this route. Forest Road will already be experiencing high numbers of construction vehicles serving the Blackhorse Lane area, and that highway works are anticipated on Forest Road and Blackhorse Road junction for 2019 and 2020. Therefore construction should minimise the use of this area as site access.</p>	<p>The proposal is car free and provides sufficient cycle parking. The proposed legal agreement requires details to be submitted for the improved cycle network in the vicinity of the site.</p> <p>LB Waltham Forest form part of the Tottenham Hale Construction Logistic Plan Forum where details of CLPs are shared and coordinated.</p>
Transport for London (TfL)	The car free development is in line with draft London Plan policy and	Noted.

	<p>is welcomed by TfL.</p> <p>The 3 accessible parking spaces equates to one accessible bay per dwelling for 3% of dwellings. This aligns with the draft London Plan.</p> <p>A further 4 accessible spaces are safeguarded, a further 4%. In line with draft London Plan policy T6.1, a further 7% of dwellings should be provided with an accessible space if requested in the future. Although not in line with draft London Plan policy, due to the accessibility of this location, TfL considers this approach to be reasonable.</p> <p>20% of car parking bays will benefit from active Electric Vehicle Charging Points, with the remaining 80% having provision for future requirements. This is in line with draft London Plan policy, and is welcomed by TfL.</p> <p>The trip rates for the Tottenham Hale Centre are different for those on this site. Why there is a difference, particularly within mode split, between that site and that used for the Tottenham Hale Centre?</p> <p>It is noted that accessible parking for the commercial unit(s) on site will be provided by using the accessible parking bay in the Ashley Link. This access should be secured through condition.</p> <p>Site permeability would be improved through the Ashley Link, TfL encourage the applicant to consider the north-to-south permeability of the site.</p> <p>Information on how this site will interact with the remaining area of</p>	<p>Trip rates have been assessed by LB Haringey Transport Officers and found to be acceptable.</p> <p>Site Access for vehicles will be finalised as part of the S.278 agreement required as part of the S.106 legal agreement.</p> <p>There is no desire line north to south through the site and Site Allocations TH5 and TH6 seek a north-south route along Ashley Road</p> <p>The Design and Access Statement provides details of movements throughout</p>
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	<p>site allocation TH5, and the Area Action Plan (AAP), in terms of movement should be included within the Transport Assessment.</p> <p>The cycle parking is in line with draft London Plan policy, and is welcomed by TfL.</p> <p>The Transport Assessment indicates that service vehicles will access the site from Ashley Road, while the Design and Access Statement indicates that service vehicles will enter the site from the adjoining consented Ashley House development.</p> <p>It is welcomed that a construction logistics plan has been prepared for this site.</p> <p>A full delivery and servicing plan (DSP) should be secured through condition.</p>	<p>this part of Tottenham Hale and is considered to be acceptable.</p> <p>Service vehicles are detailed in both documents to enter the site via Ashley Link. The final means of access will be determined by the Ashley Road Design being undertaken by the Council.</p> <p>A condition to this effect is recommended.</p>
<b>Internal Consultee Responses</b>		
Pollution (Air Quality and Land Contamination)	<p>The proposal is car free which is supported.</p> <p>Performance against the Building Emission Benchmarks for NOx emissions was found to be compliant, as was performance against the Transport Emission Benchmarks for NOx and PM10. Therefore, the Proposed Development is 'air quality neutral'.</p> <p>The findings and conclusions of the Air Quality Report are generally acceptable. Further details are requested.</p> <p>The submitted Ground Investigation Specification report is acceptable. Condition recommended regarding risk assessment and remediation</p>	<p>Noted.</p> <p>Noted and condition recommended.</p> <p>Noted and condition recommended.</p>

	works.	
Waste Management	<p>The amount of waste receptacles outlined in Design and Access statement for this application is sufficient to meet current requirements.</p> <p>Commercial waste must be stored and collected separately from residential waste.</p> <p>Arrangements for a scheduled waste collection with a Commercial Waste Contractor will be required. The business owner will need to ensure that they have a cleansing schedule in place and that all waste is contained at all times.</p> <p>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.</p> <p>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.</p> <p>The applicant should provide confirmation of the following points:</p> <ul style="list-style-type: none"> <li>- Waste receptacles will be within 10 metres of the waste collection vehicle point on day of collections.</li> <li>- Waste collection vehicles will be able to enter and egress using forward motion gears.</li> <li>- Route from waste storage points to collection point must be as</li> </ul>	<p>Noted.</p> <ul style="list-style-type: none"> <li>- The bin stores are located within 10 metres of the collection points.</li> <li>- Vehicles can enter and egress the Ashley Link in a forward motion gear.</li> <li>- A condition is recommended regarding site levels.</li> </ul>

	<p>straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.</p>	
Transportation Planning	<p>Satisfied that the additional trips generated by the development can be accommodated within the capacity of the local public transport services with a nil detriment and no material impacts on the highway impacts will be created.</p> <p>Car free development and wheelchair accessible parking is supported.</p> <p>The southern vehicular access conflicts with the proposed layby for the site to the south. The Council will manage the design of the access and highway through a S.278 agreement.</p> <p>Cycle parking levels are acceptable. A condition is recommended requiring further details.</p> <p>A Delivery and Servicing Plan is required to be submitted.</p> <p>A final CLP will be required to be submitted.</p> <p>A Travel Plan is required to be submitted</p>	<p>Noted.</p> <p>The condition is recommended here.</p> <p>A condition is recommended requiring this.</p> <p>A condition is recommended requiring this and it will be secured in the S.106 agreement</p> <p>This will be secured through a S.106 agreement.</p>
Carbon Management Officer	It is vital that this development is connected and get all its hot water needs (Space heating and hot	The S106 secures connection to this development or a DEN

	<p>water) from the energy centre to the other site on Ashley Road (to the north).</p> <p>That the full carbon offsetting requirement is secured through legal agreement.</p> <p>The units are at high risk from overheating. More information required on:</p> <ul style="list-style-type: none"> <li>- The location and units modelled.</li> <li>- Occupancy levels in the units.</li> <li>- The impact of future weather files (only modelled current weather files). And how this risk will be mitigated.</li> </ul>	<p>should it not go forward.</p> <p>The S106 secures this contribution.</p> <p>A condition to secure this is recommended.</p>
Drainage Engineer	<p>The site is constrained which results in limited options to utilise the top order of the SUDS hierarchy.</p> <p>The SUDS solutions, inclusive of Blue/Green/Brown roofs and sub-base systems are acceptable for control and storage to achieve 85% betterment.</p> <p>Thames Water to confirm network capacity for additional water.</p> <p>Need plan of flow path, green roof substrate details and details of replacement/repairs to pipe runs.</p> <p>Generally the drainage strategy is acceptable subject to final detailed drawings.</p>	<p>Noted.</p> <p>Thames Water confirmed its acceptable.</p> <p>Condition Recommended.</p>
Conservation Officer	<p>The benefits to the setting of Berol House through public realm improvements, would outweigh any harm caused by the scale of the proposed development. The impact on the setting of Berol House would be positive.</p> <p>The development wouldn't affect the significance of any other</p>	<p>Noted.</p>

	heritage assets	
Regeneration	<p>Contribution to improvements to Down Lane Park to provide access to open space, play, leisure and recreation facilities at Down Lane Park, including a contribution to meet the scheme's requirements for access to over 5s play space. A contribution of £370,000 will be payable upon implementation of the development.</p> <p>Down Lane Park is a core asset for the Tottenham Hale area and its comprehensive upgrade is central to the DCF vision. It will support the delivery of healthy, happy communities with access to open space and recreational facilities, recognising the pressure that the new development coming forward at Tottenham Hale will place on the area's existing open space and recreational assets.</p> <p>The current allocated funding for DLP is circa £3m. Project cost estimates are up to £6m. Early delivery of an Artificial Grass Pitch will be brought forward this year. Project planning is underway for the wider works and we would anticipate the first phases of core park upgrade works to commence in 2020.</p>	Noted and Contribution will be secured in S.106 agreement.
Housing	<p>Commented on draft Heads of Terms for legal agreement, adding the following:</p> <p>Of the intermediate units, minimum 40% lower-cost shared ownership within Band 2 aimed at those households earning less than £40,000 a year; in line with the intermediate housing policy (see</p>	See section 6.3 of the report.

	<p>attached).</p> <p>Time Limited marketing of the Low Cost Intermediate homes, for a period of up to three months. Time limited marketing of Intermediate, for a period of up to three months to persons who live or are employed in Haringey.</p>	
Public Health	<p>The level of affordable housing is good.</p> <p>Concerns over daylight levels in Scenario 3.</p> <p>The Under 5 playspace is welcomed but further detail required regarding seating around this.</p> <p>Particulate monitoring should be provided three months prior to construction.</p> <p>The site has good public transport but more information is required on the cycle storage.</p> <p>More information is required regarding Secured by Design.</p>	<p>Noted.</p> <p>This is assessed at section 6.6</p> <p>Landscaping details will be secured by condition.</p> <p>A CEMP is conditioned.</p> <p>Details of cycle storage are conditioned to be submitted.</p> <p>A condition is recommended requiring further details</p>



***Appendix 2 Quality Review Panel***

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**Haringey Quality Review Panel**

**Report of Formal Review Meeting: Ashley Park**

Wednesday 12 September 2018  
River Park House, 225 High Rd, Wood Green, London N22 8HQ

**Panel**

Peter Studdert (chair)  
Joanna Sutherland  
Chris Twinn  
David Ubaka  
Marie Burns

**Attendees**

James Farrar	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Emily Read	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Deborah Denner	Frame Projects
Sarah Carmona	Frame Projects

**Apologies / report copied to**

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
John McRory	London Borough of Haringey
Lucy Morrow	London Borough of Haringey
Bruna Varante	London Borough of Haringey

**Confidentiality**

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

Report of the Haringey Quality Review Panel  
12 September 2018  
HQRP26\_Ashley Park

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**1. Project name and site address**

Land adjacent to Ashley House, Ashley Road, London N17 9LJ

Site known as 'Ashley Park' to avoid confusion with other emerging schemes in the area.

**2. Presenting team**

Kelly Harris	Notting Hill Genesis
Danielle Lennon	Notting Hill Genesis
David De Sousa	PCKO
Will Day	Churchmans
Clare Catherall	Lichfields

**3. Aims of the Quality Review Panel meeting**

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice, and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

**4. Planning authority's views**

The Ashley Park site sits within the wider Ashley Road South (ARS) Masterplan. The northern part of the site comprises part of the Ashley Link, which is a green route running east-west across the Ashley Road South masterplan. The proposed development comprises a single linear block located on the southern side of the Ashley Link, to the south of the proposed Notting Hill Genesis's Ashley House development (currently being pursued through a separate reserved matters application due to be discussed by the QRP). The site forms part of site allocation (TH5) and requires town centre uses on all frontages to Ashley Road.

Haringey officers held two pre-application meetings with the applicant team. A range of issues have been discussed, particularly the requirement for each site to provide the maximum amount of employment floorspace, the inclusion of commercial space to activate the Ashley Road frontage and the overall layout.

The applicant worked jointly with council officers to explore alternative options for the layout and ground floor treatment, in order to achieve the optimum outcome for mix of uses, bedroom mix, residential quality, amenity, and visual appearance from the park and Ashley Road. The access arrangements resulting from the layouts explored, particularly for disabled users, has also been discussed.



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**5. Quality Review Panel's views***Summary*

The Quality Review Panel understands that a considerable amount of work has gone into the development of the scheme so far, and it is generally supportive of how the scheme has evolved throughout this design process. It feels that the scale of the development is appropriate, and that the commercial element is well-considered; and that the high-level decisions in terms of massing, layout, architectural expression and external space have a lot of merit.

It feels that some scope for improvement remains within the configuration of the easternmost section of the block at Ashley Road, which could facilitate a reduction in the impact of parked cars on the rear communal open space. Potential also exists to explore alternative configurations for the deck access, circulation corridors and amenity spaces, in order to improve the quality of accommodation and the amenity space that the units benefit from. Further details on the panel's views are provided below.

*Massing and development density*

- The panel feels that the scale of the development is appropriate, and supports the overall massing of the accommodation.

*Scheme layout, access and integration*

- The panel feels that the mews area within the centre of the block has the potential to become an attractive space for the residents, where younger children could safely play, rather than being visually (and physically) dominated by parked cars.
- The current location of Core B (onto Ashley Road) feels secondary and incidental; the panel wonders whether it would be more appropriately located off the Ashley Link, at the northern façade of the building, in a similar way to Core A.
- It would encourage the design team to explore the potential for reconfiguring the floorplan of the accommodation (including removal of the north facing single aspect unit at ground level), the service areas and vehicular access in the corner of the development at the south of Ashley Road to allow some (or all) of the disabled parking to be located under the building in an undercroft. This could enable more of the central mews space at ground level to be landscaped and used as a communal amenity.
- The panel questions whether a detailed assessment of the exact plant requirements for the scheme has been undertaken, as not all of the area identified as plant at ground level may be needed, allowing further adjustment and refinement of the ground floor plan.



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- The panel notes that large bicycle stores have been proposed at ground floor. In reality these are often underused and considered insecure if they are accessed directly from the street rather than from the circulation core.
- Within galleried deck access circulation arrangements, the opportunity exists to provide smaller amounts of more localised bicycle storage closer to each dwelling, within each level of the deck. This requires larger lifts to enable the carriage of bicycles up the building. As the deck is covered, a simple stand for the bicycles is usually adequate, and can include metal screens if required to enable the storage to integrate well into the deck as a primary circulation space. Flexibility in the design of these spaces is encouraged, to enable other uses if required.
- If the size of the ground floor bicycle store can be reduced, this will provide additional space for reconfiguring the vehicular access and parking arrangements.
- The panel would also encourage the design team to explore alternative options for the location (and nature) of the deck access, and the private amenity spaces, in order to improve the outlook, light levels and amenity of the accommodation.
- One solution could include the relocation of the deck access above ground floor level to the northern façade overlooking the Ashley Link. This would help to activate this important elevation, whilst also enabling a different approach to the southern façade. At a detailed level, the deck access could be located within the existing framing structure of the façade to provide a strong edge to the street, overlooking the Ashley link.
- The kitchens and bathrooms would have a northerly outlook onto the Ashley Link, whilst the bedrooms and living rooms would be orientated to the quieter aspect in the south, maximising daylight and sunlight. Private amenity space (including balconies) for the residents would also benefit from a south-facing orientation.
- An alternative option could include retaining a more generous deck access (that incorporates amenity space for socialising) at the southern elevation of the block.
- The current orientation of the ground floor residential units seems to work well.

*Inclusive and sustainable design*

- The panel would like to know more about the strategic approach to energy efficiency and environmental sustainability for the scheme as a whole.
- It questions whether the roof area is intended as an amenity space, or whether it will be used for PV panels, or if it will be landscaped as a living roof. It notes that the roof area is the 'fifth elevation' as viewed from above, and it would encourage the design team to consider the visual qualities of the roof from above.



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- The panel would encourage the design team to assess the daylight and sunlight levels within the accommodation and spaces as the architecture develops; it may be necessary to change the size of fenestration at different levels of the building in response to light levels.

*Next Steps*

The panel would welcome a further opportunity to review the proposals via a Chair's Review. They highlight a number of action points for consideration by the design team, in consultation with Haringey officers.

**Appendix: Haringey Quality Charter****Policy DM1: Delivering High Quality Design**

All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- Make a positive contribution to a place, improving the character and quality of an area;
- Confidently address feedback from local consultation;
- Demonstrate how the quality of the development will be secured when it is built; and
- Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development - development proposals should relate positively to their locality, having regard to:

- Building heights;
- Form, scale & massing prevailing around the site;
- Urban grain, and the framework of routes and spaces connecting locally and more widely;
- Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- Rhythm of any neighbouring or local regular plot and building widths;
- Active, lively frontages to the public realm; and
- Distinctive local architectural styles, detailing and materials.

*Haringey Development Management DPD (2017)*





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**Haringey Quality Review Panel**

**Report of Chair's Review Meeting: Ashley Park**

Wednesday 05 December 2018  
River Park House, 225 High Rd, Wood Green, London N22 8HQ

**Panel**

Peter Studdert (chair)  
Joanna Sutherland

**Attendees**

Robbie McNaugher	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Sarah Carmona	Frame Projects
Adela Paparistou	Frame Projects

**Apologies / report copied to**

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
John McRory	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Lucy Morrow	London Borough of Haringey
James Farrar	London Borough of Haringey
Bruna Varante	London Borough of Haringey
Emily Read	London Borough of Haringey

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Site known as 'Ashley Park' to avoid confusion with other emerging schemes in the area.

**2. Presenting team**

Danielle Lennon	Notting Hill Genesis
David De Sousa	PCKO Architects
Cristina Grimaldos	PCKO Architects
Lewis Stanford	PCKO Architects
Matthew Williams	Lichfields

**3. Aims of the Quality Review Panel meeting**

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice, and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

**4. Planning authority's views**

The Ashley Park site sits within the wider Ashley Road South (ARS) Masterplan. The northern part of the site comprises part of the Ashley Link, which is a green route running east-west across the Ashley Road South masterplan. The proposed development comprises a single linear block located on the southern side of the Ashley Link, to the south of the proposed Notting Hill Genesis's Ashley House development (currently being pursued through a separate reserved matters application due to be discussed by the QRP). The site forms part of site allocation (TH5) and requires town centre uses on all frontages to Ashley Road.

Haringey officers have held five pre-application meetings with the applicant team. A range of issues have been discussed, particularly the requirement for each site to provide the maximum amount of employment floorspace, the inclusion of commercial space to activate the Ashley Road frontage and the overall layout.

The applicant worked jointly with council officers to explore alternative options for the layout and ground floor treatment, in order to achieve the optimum outcome for mix of uses, bedroom mix, residential quality, amenity, and visual appearance from the park and Ashley Road. The access arrangements resulting from the layouts explored, particularly for disabled users, has also been discussed.





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**5. Quality Review Panel's views***Summary*

The Quality Review Panel offers warm support for the proposals, and feels that the Ashley Park scheme promises a high quality development. It thinks that the scale and massing of the development is appropriate, the commercial element is well-considered, and that the architectural expression and external space have a lot of merit. The panel thanks the design team for their positive response to issues raised at a previous review, particularly in terms of the ground floor layout of the block, the entrances and internal circulation within the block, and the amenity spaces. The quality of the materials and construction of the scheme will significantly contribute to the success of the scheme. The panel would support planning officers in securing this through planning conditions. It reiterates that this will be especially important in terms of the quality and type of bricks specified.

Further details on the panel's views are provided below.

*Scheme layout, access and integration*

- The panel welcomes the adjustments that have been made to the location and layout of the two entrances, cycle stores and bin stores, at ground floor level.
- The amendments to the configuration of the duplex units is also supported; the increase from two bedrooms to three bedrooms with a patio at ground floor works very well.
- The flipped configuration of the deck access seems a sensible move, enabling living spaces and balconies to have a south-facing orientation, whilst the deck is located on the busier northern face of the building. Locating the deck behind the visual 'frame' of structure within the elevation creates a strong 'edge' to the Ashley link adjacent.
- As the deck access has now shifted to the north face of the building, the panel understands that a number of bedrooms are now fronting on to the deck access. However, it considers that the advantages of locating the deck access on the north face outweigh the privacy concerns regarding the proximity of bedroom windows to the deck access.
- It would encourage the client and design team to explore whether privacy can be increased, through detailed design and management.
- In addition, the panel wonders whether reducing the potential footfall along the deck, by breaking the deck into two lengths, would help to enhance privacy.
- Lighting design for the deck needs careful consideration. The aim should be to achieve an attractive wash of light, avoiding standard overhead lighting which could create an institutional feel.



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- Consideration of nuisance to neighbouring properties should also be taken into account in terms of specifying / designing lighting installations.
- The provision of private patios at ground level within the courtyard for the duplex units is welcomed. The panel supports the range of private and communal amenity spaces provided, which as well as the ground-level patios includes balconies and the central courtyard area.
- The parking and landscape strategy within the central courtyard / mews area seems very well-considered. At a detailed level, the panel welcomes the flexibility within the proposal that will enable unused parking spaces to be used as raised planting areas.
- Accessing the cycle storage from the rear courtyard seems very sensible; the relationship between the entrance lobbies and the cycle stores also seems to work well.

*Architectural expression*

- The panel finds much to admire in the architectural expression of the scheme. It supports the layering of different elements within the facades, alongside a palette of different tones of brick.
- The building elevations fronting onto the park are very successful, and perform well within the sequence of views approaching from within the park.
- At a detailed level, the design of balconies and railings seem very well-considered, striking a good balance between openness and privacy, whilst providing a welcome opportunity for a carefully chosen accent colour.
- The success of the scheme will depend upon the quality of materials and construction, especially the brickwork. The panel welcomes the commitment to high quality materials from both the client and the design team, and it would support planning officers securing this quality through planning conditions.

*Inclusive and sustainable design*

- The panel notes that the roofscape of Ashley Park will accommodate an array of photovoltaic panels, alongside a brown (biodiverse) roof.
- In addition, it supports the commitment to connect into the energy centre that will be located within Ashley House (building 2A) of the Ashley Road South development, alongside the aspiration for a future connection into a community heat and power network (CHP).



**CONFIDENTIAL**

5

*Next Steps*

The panel offers warm support for the proposals, and feels that Ashley Park will be a high quality place to live in and visit. It would support the planning officers to secure high quality materials and finishes through planning conditions.

**Appendix: Haringey Quality Charter****Policy DM1: Delivering High Quality Design**

All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a) Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b) Make a positive contribution to a place, improving the character and quality of an area;
- c) Confidently address feedback from local consultation;
- d) Demonstrate how the quality of the development will be secured when it is built; and
- e) Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development - development proposals should relate positively to their locality, having regard to:

- a) Building heights;
- b) Form, scale & massing prevailing around the site;
- c) Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d) Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e) Rhythm of any neighbouring or local regular plot and building widths;
- f) Active, lively frontages to the public realm; and
- g) Distinctive local architectural styles, detailing and materials.

*Haringey Development Management DPD (2017)*



### ***Appendix 3 Development Management Forum***

#### **Development Management Forum – ‘Ashley Park’**

Notes from Planning Sub-Committee meeting 12<sup>th</sup> November 2018

#### **Feedback:**

- Councillors requested to see the full QRP comments
- Members referred to the previous comments made in respect of the Reserved Matters application for Ashley House/Cannon Factory. The developer was asked to look back at the comments made during the discussion and take note of the key issues raised.
- Requested confirmation the development will be tenure blind.
- Councillors requested confirmation the material is brick as the CGI fly through looked like a different material and darker.
- Councillors queried the potential for overshadowing from adjacent development (the subject of a planning application by Argent Related).
- Councillors queried the potential for balconies to be used as storage and/or screens being introduced later.
- Councillors reiterated concerns about the impact on Down Lane Park which cannot be expanded and raised concerns about whether the park would be able to cope with the cumulative impact of development across Tottenham Hale
- Play space – confirmation that sufficient doorstep play space will be made available and it will be safe for small children.
- Councillors asked about the timetable for submission – the developer stated the intention to submit in December.
- Councillors asked about the landscaping shown within Ashley Link shown on the CGI fly through and asked about the width of the route.

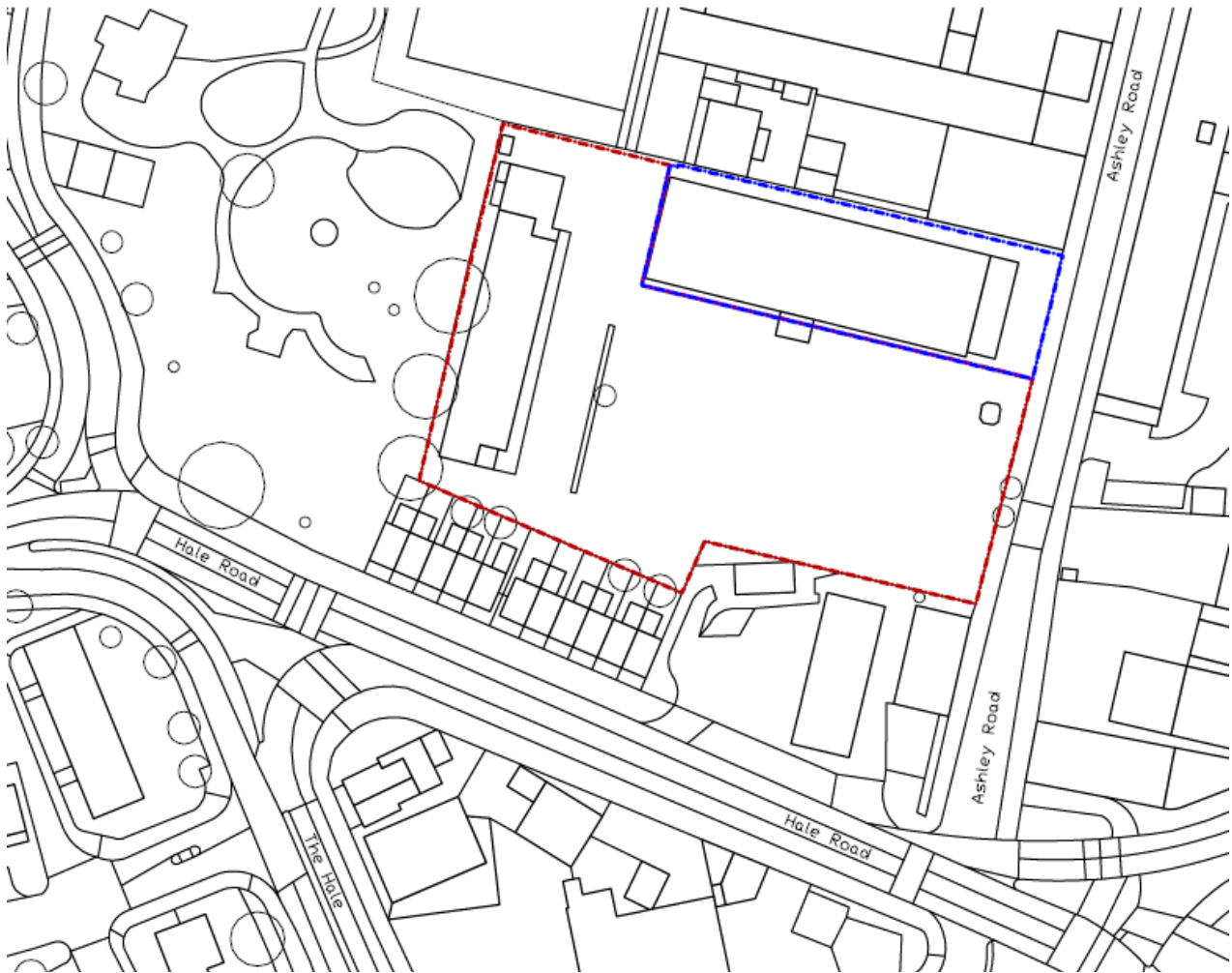
### ***Appendix 4 Plans and Images***

[See separate appendix]

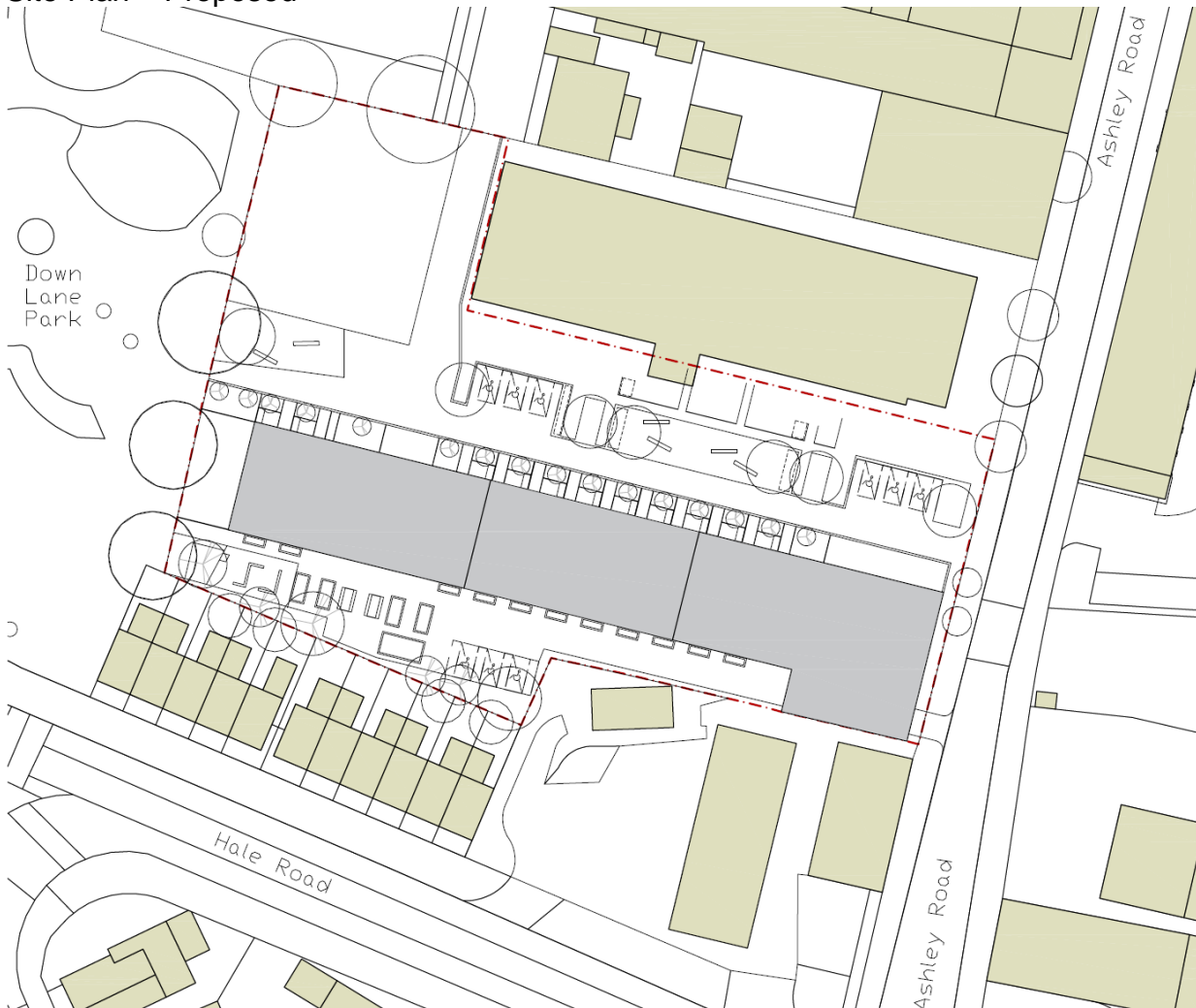
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**Appendix 4 Plans and Images**

Site Location Plan – Existing



Site Plan – Proposed





View from Ashley Road toward site and Ashley Link (looking west)

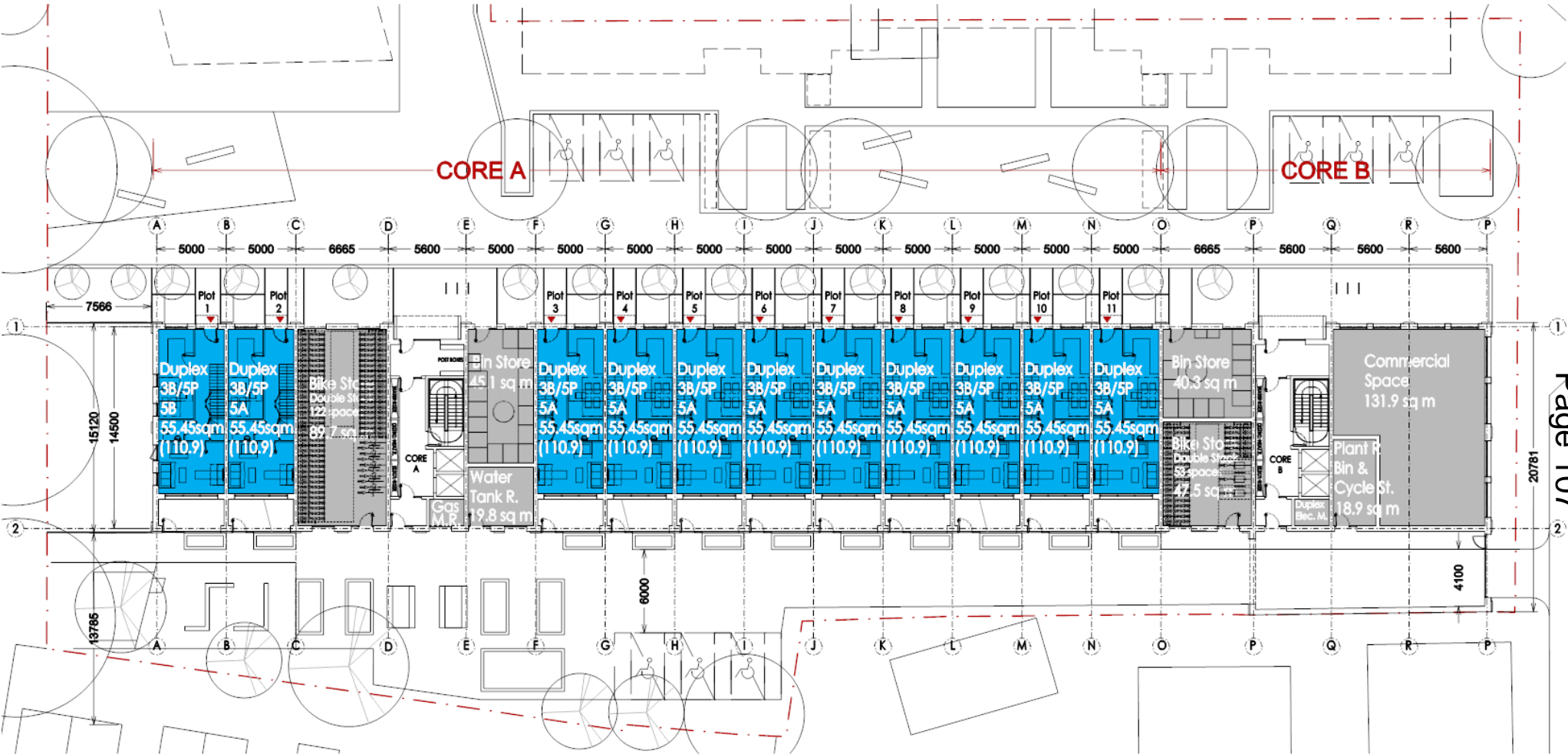




View along Ashley Link



Ground Floor Plans





First Floor Plan



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Planning Sub Committee: 11 March 2019

Item No.

## REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

### 1.0 APPLICATION DETAILS

Reference No: HGY/2018/3112

Ward: Woodside

Address: Earlham Primary School Earlham Grove N22 5HJ

**Proposal:** Demolition of existing main school block, and construction of replacement part one, part two-storey school block with associated hard and soft landscaping. Construction of temporary school playground during the course of the construction period only.

**Applicant:** Spatial Initiative Ltd

**Ownership:** Council

**Case Officer Contact:** Tobias Finlayson

**Date received:** 18/10/2018

1.1 The application has been referred to the Planning Sub-committee for a decision as it is a major application.

### 1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

1.2.1 The proposed development, subject to appropriate conditions, is in accordance with national, regional and local planning policies as:

- The principle of educational use is clearly supported at national, regional and local levels;
- The design and appearance of the proposed development is on balance acceptable;
- The proposed development would considerably improve as well as increase the amount of hard and soft playspace;
- The proposed development would not materially harm the residential amenities of neighbouring occupants;
- The proposed development would result in no significant impact on parking or highway safety as well as providing increased cycle parking;
- The proposed development would be acceptable in sustainability terms and the risk of overheating has been appropriately mitigated; and
- Overall, the application is in accordance with the development plan.

## 2.0 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission subject to the recommended conditions and informatives as set out in this report.
- 2.2 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 and or informatives 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.
- 2.3 Conditions summary (the full text of recommended conditions is contained in section 9 of this report):
- 1) COMPLIANCE: Time limit for implementation (LBH Development Management)
  - 2) COMPLIANCE: Development in accordance with approved drawings and documents (LBH Development Management)
  - 3) COMPLIANCE: Land use (LBH Development Management)
  - 4) COMPLIANCE: Construction Management Plan (LBH Transportation)
  - 5) COMPLIANCE: NRMM inventory (LBH Pollution)
  - 6) PRE-COMMENCEMENT: Considerate Constructors Scheme registration (LBH Pollution)
  - 7) PRE-COMMENCEMENT: NRMM details (LBH Pollution)
  - 8) PRIOR TO ABOVE GROUND WORKS COMMENCING: Air Quality Neutral Assessment (LBH Pollution)
  - 9) PRIOR TO FIRST OCCUPATION: Bat boxes (LPA Sustainability)
  - 10) PRIOR TO FIRST OCCUPATION: BREEAM rating (LBH Carbon Management)
  - 11) POST-REMOVAL OF TEMPORARY FACILITIES: (Sport England)
- 2.4 Informatives summary (the full text of recommended informatives is contained in section 9 of this report):
- 1) Co-operation (LBH Development Management)
  - 2) Hours of construction (LBH Development Management)
  - 3) Wildlife Act 1981 (LBH Sustainability)
  - 4) Asbestos (LBH Environmental Services)



## CONTENTS

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULATION
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 COMMUNITY INFRASTRUCTURE LEVY
- 8.0 RECOMMENDATION
- 9.0 PLANNING CONDITIONS AND INFORMATIVES

## APPENDICES

- Appendix 1: Consultation responses
- Appendix 2: Plans and images
- Appendix 3: Quality Review Panel report

### **3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS**

#### **3.1 Background**

3.1 Earlam Primary School is a mixed gender, two form entry (2FE) primary school catering for pupils between the ages of 3-11 years. It currently has a school roll of 387 pupils with a capacity for 420 pupils. Current staff numbers are 74 with 43 full time.

3.1.2 The Department for Education (DfE) has committed to funding the upgrading of existing school facilities across the United Kingdom as part of the DfE Construction Framework. Earlam Primary School has been identified as one of the schools to receive such facilities.

3.1.3 Redevelopment of the school is overdue as the existing block is failing and will ensure that pupils and staff are provided with modern teaching facilities which meet national teaching standards and also result in an increased amount of play space.

#### **3.1 Proposed development**

3.1.1. The application is for a replacement part one, part two storey flat roofed school building to the southern part of site. Pupil and staff numbers are unaffected with capacity retained at 420 pupils and 74 staff.

3.1.2 The replacement school block comprises new classrooms, dining hall, food/science room, main hall, offices and ancillary facilities. This will result in a more consolidated and efficient form on the southern half of the school site and provide greater opportunities for outdoor play and landscaping to the north. Specifically, there is an increase of over 400sqm in hard outdoor formal PE playspace including a MUGA with an increase of over 1,300sqm in hard and soft informal playspace.

3.1.3 It is also important to note that the way in which demolition and construction has been carefully planned and staged will allow the continued operation of the school during that period.

#### **3.2 Site and surroundings**

3.2.1 Earlam Primary School is a mixed gender Two Form Entry (2FE) primary school that caters for pupils between the ages of 3-11 years. In total, there are 387 on the school roll with a capacity for 420 pupils in total.

3.2.2 The school site is broadly rectangular in shape located at the end of a residential street in Wood Green, N22. The entrance gates are located at the end of Earlam Grove on the western site boundary and the site exit gates are

located at the end of Newnham Road in the south-western corner of the site. There is limited car parking for approximately 25 cars between these two gates along the western boundary.

- 3.2.3 The school site comprises one main school block, which covers the majority of the school site and two secondary buildings, a kitchen and dining hall and year 6 building, both of which hug the southern boundary. None of the buildings on the application site are statutorily or locally listed.
- 3.2.4 The site is bordered to the north by a secondary school, St Thomas More Catholic School, comprising a complex of buildings, hardstanding car parking areas and sports pitches.
- 3.2.5 To the east and south-east is the White Hart Lane Recreation Ground, a public park consisting of sports pitches and open grassed areas. The red line application site area also includes a part of the White Hart Lane Recreation Ground to the east in order to accommodate for a temporary period, a playground and construction compound, both of which are discussed in further detail at section 6.2.
- 3.2.6 Also to the south-east of the school is Woodside Children's Centre, which offers a range of services for children under five and their families, such as family support, health and education.
- 3.2.7 To the south and south-west are residential streets lined with terraces of houses and private gardens. To the north-west is Woodside Park, a public park with grassed areas, trees and public footpaths.

### **3.3 Relevant planning history**

- 3.3.1 2007: Planning permission (ref: HGY/2008/1528) granted for Provision of 2 x external doors positioned in existing window opening and construction of external canopy.
- 3.3.2 It is also noted that schools benefit from permitted development rights allowing for a range of development that does not require planning permission.

## **4.0 CONSULTATION**

### **4.1 Pre-submission engagement/consultation**

- 4.1.1 The applicant has submitted a Statement of Community Involvement, which sets out in detail the pre-application engagement undertaken with the Council, the public and other bodies such as Sport England.

4.1.2 In summary, over the last approximately two years, the emerging scheme has been discussed in detail with officers through the pre-application process several times and also presented to the Quality Review Panel.

4.1.3 The scheme was presented to the **Haringey Quality Review Panel** on 12 September 2018. The report of the meeting is set out in Appendix 3 of this report. The issues raised and how they have been addressed by the applicant are set out in the Design and appearance section (6.2) of this report.

#### 4.2 Formal consultation (post-submission)

4.2.1 The following were consulted regarding the application:

Internal:

- LBH Design
- LBH Head of Carbon Management
- LBH Nature Conservation
- LBH Arborist
- LBH Parks
- LBH EHS – Pollution, Air Quality, Contaminated Land
- LBH Emergency Planning and Business Continuity
- LBH Building Control
- LBH Education
- LBH Flood, Surface Water and Drainage
- LBH Transportation Group

External:

- Crossrail 2 Safeguarding Team
- London Fire Brigade
- Greater London Authority
- Thames Water Utilities
- Sport England

4.2.2 Fuller text of comments from internal and external consultees that responded to consultation is contained in Appendix 1. A summary of the consultation responses received is below:

Internal:

- LBH Design: No objection
- LBH Head of Carbon Management: No objection
- LBH EHS – Pollution, Air Quality, Contaminated Land: No objection subject to conditions and informative
- LBH Education: Welcomes the overhaul and re-design of a local primary school
- LBH Flood, Surface Water and Drainage: No objection

- LBH Transportation Group: No objection

External:

- Crossrail 2 Safeguarding Team: No comment
- Greater London Authority: Confirms application not referable
- Thames Water Utilities: No objection and furthermore, supports the re-arrangement of the misconnected foul drain via new connection into foul water public system.
- Sport England: No objection subject to condition and informative

## **5.0 LOCAL REPRESENTATIONS**

5.1 The following were consulted:

406 neighbouring properties  
4 site notices were erected close to the site  
1 press notice

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 1  
Objecting: 1

5.3 The issues raised in representations in response to neighbour consultation of the application are set out in Appendix 1 and summarised as follows:

- Possible congestion and construction traffic impact on Earlham Grove

## **6.0 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of the development
- Design and appearance
- Impact on amenity of residential occupiers
- Parking and highway safety
- Sustainability

### **6.2 Principal of development**

6.2.1 The NPPF establishes overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process and supports “approving development proposals that accord with the development plan without delay”. The NPPF also expresses a “presumption in favour of sustainable development which

should be seen as a golden thread running through both plan-making and decision-taking.”

*Demolition*

- 6.2.2 The application proposes the redevelopment of the majority of the site, including the demolition of the main school buildings. It is noted that the QRP questioned the loss of the existing buildings, however, the existing buildings are not subject to protection such as being statutorily listed or within a conservation area. As a result, there is no current policy basis to retain the existing buildings on the site.

*Educational use*

- 6.2.3 Paragraph 94 of the NPPF states that local planning authorities should “give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications” and that it “is important that a sufficient choice of school places is available to meet the needs of existing and new communities. In addition, it states that “local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.”
- 6.2.4 This stance is supported by the London Plan 2016, which, under policy 3.16 seeks to protect and enhance existing social infrastructure, and provide additional infrastructure to provide for the growing and diverse population. London Plan policy 3.18 further states that “The Mayor will support provision of childcare, primary and secondary school, and further and higher education facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice, including in parts of London with poor educational performance.”
- 6.2.5 Furthermore, a school would be described as a “Community Facility” within the Haringey Strategic Policies Document and policy SP16 states that the Council will “Promote the efficient use of community facilities and the provision of multi-purpose community facilities.” Policy DM49 of the Development Management DPD supports this policy position.
- 6.2.6 It is considered that the existing school has come to the end of its functional life. This is because rooms are oversized, under heated and are leaking with parts of the roof at risk of falling in. Furthermore, the brickwork on the outside of the building is failing at various locations. In addition, as the teaching space is predominantly spread across one floor, this leaves only a small amount of play space for the potential 420 pupils. It is also noted that the school is also not step-free for pupils who need level access across the site.

- 6.2.7 The proposal will enhance an existing community facility, allowing it to continue to thrive in the community. The education use will continue to function across the site and the opportunity to upgrade the school's facilities is supported in all levels of planning policy.

*Metropolitan Open Land*

- 6.2.8 The school site itself is not within Metropolitan Open Land (MOL) however, the area to the immediate east (White Hart Lane Recreation Ground) is designated MOL and therefore requires consideration, particularly against London Plan 2016 policy 7.17, Local Plan Strategic Plan policy SP13 and Development Management DPD policy DM20
- 6.2.9 Whilst the proposed school is not located on MOL, new development adjacent to open space should seek to protect and enhance the value and visual character of the open land. In this regard, the school building is considered acceptable as:
- The school will be set back from the boundary by approximately 4m to minimise visual impact;
  - The elevation facing the park is the school hall and whilst it has a larger floor to ceiling height, it is single storey, measuring between 5.1m and 6.2m in height, which is equivalent to less than 2 storeys of a domestic house.
  - The existing year 6 building (immediately south of the proposed new school building) and the houses of 4-12 Highfield Close will have a more dominant appearance than the set back, relatively low level eastern elevation of the new permanent school building.
- 6.2.10 The proposed site/construction compound and access route within the MOL is considered to fall within the criteria of Schedule 2, Part 4, Class A of the General Permitted Development Order 2015. The fact that there are no additional special controls regarding land designations demonstrates that central government accept that temporary development/buildings must occur on such land in order to bring a planning permission about. Provided the temporary development is removed and the land is afterwards reinstated to its previous state, there are no other conditions with which to comply. Whilst arguably permitted development, it is also noted that the impact of a site compound on MOL will be for a brief period, and it will result in a greater good of achieving a new major school development, all the while keeping the existing school in operation.
- 6.2.11 The provision of the temporary playground on MOL is considered acceptable particularly given paragraph 89 of the NPPF, which states that "provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt [or MOL] and does not conflict with the purposes of including land within it". In this regard, the temporary playground is considered likely to meet this criteria as firstly, the proposed use is for outdoor recreation. Secondly, the retention of grass and

laying of hardstanding for a temporary period will not have any impact on openness.

### *Conclusion*

- 6.2.12 Given the above, the principle of the development is acceptable and complies with the NPPF, London Plan 2016 policies 3.16, 3.18 and 7.17, Local Plan 2017 Strategic Plan policies SP13 and SP16 and Development Management DPD 2017 policies DM20 and DM49.

## **6.3 Design and appearance**

- 6.3.1 Development Management DPD 2017 Policy DM1 states that development proposals should relate positively to their locality, having regard to, building heights, form, scale and massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan 2017 Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity, which is supported by London Plan 2016 policies 7.4 and 7.6.
- 6.3.2 The Quality Review Panel (QRP) has reviewed the proposal with the full report set out in full at Appendix 3 and certain specific comments detailed below. The applicant has, bearing in mind the proposal is for redevelopment of the site and not refurbishment, sought to constructively respond to these points as below:

<b>QRP comment</b>	<b>Response</b>
Reconsider the demolition of the existing building and consider refurbishment	<p>While we respect the views of the Panel, the decision by the DfE and school to proceed with this option was made a significant time ago.</p> <p>The contractor for the rebuild now appointed. The existing building is not protected through any policy and is demonstrably in a poor structural condition. A refurbishment would cost more than a total rebuild, would disrupt pupils, residents and staff, and would not be provided with the same</p>



	<p>level of efficient design, including increased area for playspace.</p> <p>With specific regard to playspace, there is an increase of over 400sqm in hard outdoor formal PE playspace with an increase of over 1,300sqm in hard and soft informal playspace. The addition of a MUGA to the school is also a positive feature of the proposal. It is also noted that approximately half of the existing playground in the central courtyard has recently had to be closed due to subsidence issues and this will be resolved through the re-development.</p> <p>A total refurbishment was considered in the early stages of this project but was discounted for the reasons set out above.</p> <p>It is also important to note that the DfE PSBP2 programme assesses each school block condition before committing to funding its refurbishment or demolition and rebuild. The two blocks to the south were assessed and it was confirmed that these did not require any funding from the PSBP programme, as they were in a reasonably good condition to meet modern education standards. Only the main school block was in such a poor condition that it qualified for funding under the PSBP2 programme. The two retained buildings are the Year 6 building and the dining hall, so both buildings can function relatively independently from the main school block. The Year 6 block in the south-east corners is also a relatively nice building architecturally.</p>
The internal circulation space lacks	Hallways will be for movements to and

<p>generosity and has little or no natural lighting.</p> <p>A more generous layout should be planned that allows daylight to penetrate into the heart of the building and creates a sense of joy and community.</p>	<p>from classes, the primary spaces are the classrooms which are all well-lit naturally.</p> <p>Classrooms took priority with regard natural lighting, as it makes a more energy efficient building, requiring less artificial lighting.</p>
<p>Potential overheating of the single aspect south facing classrooms will be a serious problem given future climate change over the life of the building. Mitigation measures could include brise soleil and/or mechanical ventilation, together with reflective glass. The lightweight modular construction of the building will also making overheating more likely throughout the building.</p>	<p>Further measures have now been agreed to address the overheating issues.</p>
<p>The decision to locate a row of toilets opening directly into the sole access corridor to the playground is unacceptable. It will inevitably have a negative impact on the whole character and environment of the communal space within the building.</p>	<p>With regard to the toilets, the corridor is 1.82m wide with cubicle doors opening inwards. This allows clear and easy circulation.</p> <p>Having a layout such as this allows for passive security and reduced risk of bullying. These cubicles could also be used by the public using the school hall outside of school times, so these spaces are multi-functional. This is not an uncommon feature for a school.</p>
<p>There needs to be a comprehensive landscape and movement strategy for the site that embraces the new and retained buildings. The space between the new building and the retained dining facilities and Year 6 building is cramped and will be subject to significant pressure during break periods. A careful landscape strategy will be required to ensure that movement can be effectively managed.</p>	<p>The landscape strategy submitted addresses these matters.</p> <p>The car parking provision and access arrangements for all modes remains unchanged and is acceptable in parking and highway safety terms.</p>

<p>The landscape strategy also needs to consider the enlarged playground on the north side of the building.</p> <p>The public approach to the school is currently confused and cluttered with parked cars. The landscape strategy should make proposals to show how the approach to the school can be more welcoming, with careful consideration – and containment – of car parking.</p>	
<p>The architectural expression of the proposed block is generic in its nature, and lacks the distinctive character that should be expected of a school, as a significant public building.</p>	<p>The school's volume is dictated by the space needed to be provided internally. Additional efforts have been made to improve the west facing elevation, the only elevation clearly visible from the street. The colour scheme is lighter than that previously put forward, with light blue and yellows creating a lighter, more visually pleasing appearance.</p>
<p>The panel considers that render should be avoided, as it will quickly deteriorate.</p>	<p>While rendered schemes have failed in the last decade, these have often been painted rendered solutions applied to traditional builds. With this being a modular build, the structure is erected in factory controlled conditions, meaning less room for human error, unsavoury building conditions or poor on-site workmanship. Through-Colour render adds the colour to the render as it is being manufactured, meaning that there will be no fading of the colour over time. While we agree that some rendered schemes have failed historically, this should not discount render from all schemes in perpetuity. This approach is necessary given the modular build.</p>
<p>Whilst a pastiche approach is not appropriate, clues to the</p>	<p>The materiality proposed is reflective of the area, with a London stock brick</p>

<p>contemporary design and character of the new building could be taken from the rich brick detailing of the former Caretaker's House. The street frontage proposed is particularly uninspiring. This should be more prominent and welcoming, perhaps with a canopy over the entrance, and carefully integrated with the associated hard landscaping.</p>	<p>and light render (amended since the QRP) strongly represented in the locality (see London Stock and rendered buildings on Earlham Grove).</p> <p>Secondly, the use of render allows the design to become more playful and reminiscent of a school with muted, yet colourful blue and yellow tones to compliment the London Stock brick proposed.</p> <p>Finally, a generous canopy has been added since QRP to the entrance to create more significance to the school entrance.</p>
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- 6.3.3 Whilst there remain weaknesses in the quality and generosity of internal layout, elevations and materials, it has to be borne in mind that there are significant cost and procurement method constraints placed by central Government (local finance considerations) that affect these matters. In terms of general planning balance, the public benefit of the provision of improved, modern school facilities considerably offsets the weaknesses of the design.
- 6.3.4 At the same time, whilst some aspects of the design have weaknesses, most aspects are a considerable improvement and a benefit over the current situation, particularly the layout leading to significantly increased open space on the site for play, sport, trees and biodiversity, and thanks to the layout that also improves connectivity between neighbouring open spaces. The school entrance will be clear and visible, and located appropriately within its urban context, to which the retained buildings will continue to contribute and the new building will not significantly impinge upon.
- 6.3.5 Overall, the proposed development is considered to be acceptable in design and appearance terms and in general accordance with London Plan 2016 Policies 3.5, 7.4 and 7.6, Local Plan 2017 Strategic Policy SP11 and Development Management DPD 2017 Policy DM1.

#### 6.4 Impact on the amenity of neighbouring residential occupiers

- 6.4.1 London Plan 2016 Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Development Management DPD 2017 policy DM1 states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that

provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

- 6.4.2 There are no residential properties adjoining the site to the east as this is the White Hart Lane Recreation Ground. In addition, there are no residential properties adjoining the development site to the north as this is the St Thomas More Catholic School. Therefore, it follows that the only residential properties requiring assessment in terms of potential harm to amenity are those to the south and west.
- 6.4.3 The new school block will be located north of the existing dining block and year 6 building, which will screen the majority of the new building from the residential buildings of Highfield Close to the south. This will ensure that in conjunction with the separation distance, that the replacement building, although taller than that which it replaces, will not result in unacceptable dominance, overbearing or enclosure for the residents of those properties. Furthermore, the Highfield Close properties do not have windows on the side elevation. Therefore, in accordance with BRE guidelines, the development will not have any harmful daylight or sunlight impact on these properties.
- 6.4.4 With regard to the adjoining residential properties to the west, there is a window of 29 Newnham Road facing the application site however, given the acceptable separation distance (approximately 29 metres) between it and the proposed development, that it will not intersect the BRE guidelines 25 degree line and is therefore considered acceptable in terms of daylight and sunlight impact. For the same reason it is considered that the additional height (1storey) of the proposed building, when compared to the existing building, will not have an adverse impact in terms of dominance, overbearingness or enclosure for the residents of this property.
- 6.4.5 Overall, the proposed development would not harm the residential amenities enjoyed by the occupiers of neighbouring properties and is in accordance with London Plan 2016 policies 7.6 and 7.15 and Development Management DPD 2017 Policy DM1.

## **6.5 Parking and highway safety**

- 6.5.1 Local Plan 2017 Strategic Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm and environmental and transport quality and safety by promoting public transport,

walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by Development Management DPD 2017 policy DM31.

- 6.5.2 The proposal entails the rationalisation of the existing student and staff school facilities and does not increase the pupil and staff numbers. The car parking provision and access arrangements for all modes remains unchanged. Therefore, no material impacts on the adjoining road and public transport networks will be created. No adverse road safety impacts will result from the proposal. The additional cycle parking is welcomed and ensures that the development is compliant with the London Plan. The submitted CMP is welcome and considered to be acceptable particularly with the inclusion of a banksman who will manage access and egress onto White Hart Lane.
- 6.5.3 Given the above, the proposed development is acceptable in parking and highway safety terms and in accordance with London Plan 2016 Policy 6.9, Local Plan 2017 Strategic Policy SP7 and Development Management DPD 2017 policies DM31, DM32 and DM33.

## 6.6 Sustainability

- 6.6.1 The NPPF, London Plan 2016 policies 5.1, 5.2, 5.3, 5.7, 5.8 and 5.9, Local Plan 2017 Strategic policy SP4, SPG 'Sustainable Design & Construction' and Development Management DPD policy DM21 set out the sustainable objectives in order to tackle climate change.
- 6.6.2 On initial assessment of the proposed development, Council's Head of Carbon Management advised as follows:
- The scheme achieves a BREEAM Very Good Outcome (New Construction 2018), which is a positive and in line with policy expectation. Recommends conditioning this standard and requiring a post construction certificate.
  - The scheme delivers a 29% reduction in carbon emission through the use of energy efficiency measures (better insulation) and through the inclusion of renewable energy measures (Solar PV panels). Recommended requiring submission of a roof plan for the solar PV panels (which the applicant has subsequently provided).
  - The common pipistrelle bat was identified on the site. Recommended a condition requiring the installation of bat boxes for the common pipistrelle bat on the southern/south west facing wall of the development, noting that these could be fitted on to the existing building if more appropriate.
  - An overheating report has been submitted. It shows the development is at risk of overheating.
- 6.6.3 Subsequent to the applicant being advised of the concern at the possibility of the proposed development overheating, in consultation with council officers, they provided a revised overheating strategy.

- 6.6.4 Council's Head of Carbon Management has reviewed the revised Overheating Strategy and confirmed that the applicant has increased the number of passive measures that will be installed and reduce the overheating risk on the building. The new measures that are now confirmed on the scheme include:
- Further increasing the Glazing Specification (Lower G Value) of the windows. This will reduce the amount of the solar heat gain going into the educational space.
  - Increasing the number of Openable Windows (from 3 to 5 per classroom) to increase air flows into education space.
  - Increasing the number of roof lights, and making them openable roof lights rather than locked.
  - Including High Performance non-removable Blinds (Shading coefficient of 0.3 was 0.61) to add an extra layer of protection to reduce sunlight heating.
  - Increasing the ability to boost ventilation rates by 25% with the air equipment.
  - Introduction of linear grilles into the false ceiling, this will increase the room volumes and move heat into ceiling voids rather than the class rooms.
  - Installing feature External Shading (brise soleil) to the southern elevations at first floor level which will benefit 5 of the 7 at risk class rooms.
  - Enhancing the landscaping in the courtyard to the south. With additional trees that will offer shading to the building and the use of a lighter palate of materials (to reflect light rather than absorb it). This will benefit the south facing classrooms that draw fresh air in from this external space.
  - Finally, the building has been future proofed for the retrofitting of cooling installations which may be necessary if global temperatures continue to rise unabated
- 6.6.5 Alongside these hard measures, the applicant has confirmed that a school guide will be given to the school on how best to manage overheating risk, so that staff can understand how best to cool the building and a simple to use air movement system (red/yellow/green display) to manage the air movement system in each class room.
- 6.6.6 Based on the inclusion of all these measures the applicant has re-run the overheating model (TM52 using the TM49 weather files – current and future weather files). This shows that the building under current weather patterns does not over heat, and comfortably passes. When using future weather patterns (2050 predictions) these new measures reduce the number of rooms at risk from overheating from 15 to 7. This outcome is positive and if the rooms do overheat the mechanical cooling systems that has been designed in (but not delivered) can then be installed.
- 6.6.7 Given the above, the proposed development is in accordance with the NPPF, London Plan 2016 policies 5.1, 5.2, 5.3, 5.7, 5.8 and 5.9, Local Plan 2017

Strategic policy SP4 and SPG 'Sustainable Design & Construction' and Development Management DPD policy DM21.

## **6.7 Conclusion**

6.7.1 The proposed development, subject to appropriate conditions, is in accordance with national, regional and local planning policies as:

- The principle of educational use is clearly supported at national, regional and local levels;
- The design and appearance of the proposed development is on balance acceptable;
- The proposed development would not materially harm the residential amenities of neighbouring occupants;
- The proposed development would result in no significant impact on parking or highway safety as well as providing increased cycle parking;
- The proposed development would be acceptable in sustainability terms and the risk of overheating has been appropriately mitigated; and
- Overall, the application is in accordance with the development plan.

6.7.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **7.0 CIL**

7.1 School/educational use has a nil rate for both mayoral and local CIL and therefore, the proposal is not liable for either the mayoral or local CIL charge.

## **8.0 RECOMMENDATION**

8.1 GRANT PERMISSION subject to conditions.

## **9.0 CONDITIONS AND INFORMATIVES**

9.1 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:

Drawings:

131478EFAA-JMA-01-00-DR-A-PL0001 S2 P01; 131478EFAA-JMA-01-00-DR-A-PL0002 P01 S2; 131478EFAA-JMA-01-01-DR-A-PL0001 S2 P01; 131478EFAA-JMA-01-01-DR-A-PL0002 P01 S2; 131478EFAA-JMA-01-02-DR-A-PL0001 S2 P01; 131478EFAA-JMA-01-02-DR-A-PL1001 S2 P01; 131478EFAA-JMA-01-XX-DR-A-PL0003 P01; 131478EFAA-JMA-01-XX-DR-A-PL0005 P01; 131478EFAA-JMA-01-XX-DR-A-PL0006 P01; 131478EFAA-JMA-01-XX-DR-A-PL0007 P01; 131478EFAA-JMA-01-ZZ-DR-A-PL0001 P01; 131478EFAA-JMA-01-ZZ-DR-A-PL1003 P01; 131478EFAA-JMA-01-ZZ-DR-A-PL2001 S2 P01; 131478EFAA-JMA-01-ZZ-VS-A-PL8002 S2 P02; 131478EFAA-JMA-01-ZZ-VS-A-PL8003 S2 P02; 131478EFAA-JMA-01-ZZ-VS-A-PL8004 S2 P02; 131478-CAU-XX-XX-DR-C-1400 Rev P1.0; 131478-CAU-XX-XX-DR-C-1401 Rev S4 P2 131478-CAU-XX-XX-DR-C-1600 Rev P1.0; 131478-CAU-XX-XX-DR-C-1601 Rev P1.0; 131478-CAU-XX-XX-DR-C-1602 Rev P1.0; 131478-CAU-XX-XX-DR-D-5400 Rev P1.0; 131478-CAU-XX-XX-DR-D-5600 Rev P1.0; 131478-CAU-XX-XX-DR-D-5601 Rev P1.0; 131478-CAU-XX-XX-DR-D-5602 Rev P1.0; 131478-CAU-XX-XX-SK-C-0500.P1-S1; 131478EFM-rS-XX-XX-SCH-001 Rev C; 131478EFM-rS-XX-XX-DR-L-90-100 Rev N; 131478EFAA-rS-XX-XX-DR-L-90-101 Rev I; 131478EFAA-rS-XX-XX-DR-L-90-102 Rev E; 131478EFM-rS-XX-XX-DR-L-90-103 Rev F; 131478EFM-rS-XX-XX-DR-L-90-104 Rev E; 131478EFM-rS-XX-XX-DR-L-90-108 Rev D; 102007-rS-XX-XX-DR-L90-112; 131478EFM-rS-XX-XX-DR-L-90-113 Rev G; 131478EFM-rS-XX-XX-DR-L-90-114 Rev A; 131478EFM-rS-XX-XX-DR-L-90-116 Rev B; D7145.002 Rev A

Documents:

External Works Outline Specification ref: 131478EFM-rS-XX-XX-SP-L-90---1 Rev K; Preventing Overheating – Statement for Planning ref: 190221 Rev 3 dated 21 February 2019; Demolition Method Statement dated 11 October 2018; Transport Statement ref: 131478-CAU-XX-XX-RP-C-7700.P1 dated August 2018; Flood Risk Assessment and Drainage Strategy ref: 3600-CAU-XX-XX-RP-V-0300.A0-C1 dated September 2018; Surface Water Drainage Management Plan ref: 131478-CAU-XX-XX-RP-C-0355.S4-P1 dated January 2019; Design and Access Statement dated 15 October 2018; Bat Appendix ref: 7145.001 dated August 2018; Energy Assessment for Planning ref: 181015 Earlham – LZC Report.doc dated 15 October 2018; Arboricultural Survey ref: CAB/J-M3932.02 (ER02) dated January 2017; BREEAM New Construction 2018 Pre Assessment ref: BREEAM-0076-7269; Planning Statement dated ref: O/R: 833 Rev A dated October 2018; Ecological Assessment ref: 7145.005 dated November 2018; Logistics Option Appraisal dated 18 October 2018;

Construction Management Plan Rev T3 dated 8 January 2019; Output Specification Compliance Report ref: 131478-BAN-00-XX-DC-C-2201-P5 dated 17 January 2019

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: Land use (LBH Development Management)

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), the building shall only be for educational D1 and ancillary uses.

Reason: To ensure the benefits of the education and community facility are retained.

COMPLIANCE: Construction Management Plan (LBH Transportation)

4. The development shall be built in accordance with the hereby approved Construction Method Statement Revision T3 by Spatial Initiative dated 8 January 2019 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with policies 6.3, 6.11 and 7.15 of the London Plan 2016, policies SP0 of the Haringey Local Plan 2017 and policy DM1 of The Development Management DPD 2017.

COMPLIANCE: NRMM inventory (LBH Pollution)

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

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

PRE-COMMENCEMENT: Considerate Constructors Scheme registration (LBH Pollution)

6. Prior to the commencement of any works the site, the applicant or Contractor Company is to register with the Considerate Constructors Scheme and provide proof of registration to the Local Planning Authority.

Reason: To Comply with Policy 7.14 of the London Plan

PRE-COMMENCEMENT: NRMM details (LBH Pollution)

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

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

PRIOR TO ABOVE GROUND WORKS COMMENCING: Air Quality Neutral Assessment (LBH Pollution)

8. Prior to above ground works commencing, an Air Quality Neutral Assessment, taking into account emissions from boilers and combustion plant and road transport sources must be undertaken and submitted for approval by the Local Planning Authority.

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

PRIOR TO FIRST OCCUPATION: Bat boxes (LPA Sustainability)

9. Prior to first occupation of the proposed development hereby approved, bat boxes for the common pipistrelle bat shall be installed on the southern/south west facing wall of the development and maintained as such thereafter.

Reason: In the interest of nature conservation.

PRIOR TO FIRST OCCUPATION: BREEAM rating (LBH Carbon Management)

10. The building hereby approved shall achieve a minimum BREEAM Rating of 'Very Good'. Prior to first occupation of the building hereby approved, evidence shall be submitted to the Local Planning Authority in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with this standard.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan 2016 policies 5.1, 5.2, 5.3 and 5.9 and policy SP:04 of the Local Plan.

POST-REMOVAL OF TEMPORARY FACILITIES: (Sport England)

11. Within three months of the removal of the temporary facilities, the playing field land shall be reinstated to a playing field of a quality of at least equivalent to the quality of the playing field immediately before the temporary facilities were erected.

It is recommended that the restoration scheme is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Development Plan Policy.

9.2 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 (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

Hours of construction (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

Wildlife Act 1981 (LBH Sustainability)

3. INNFORMATIVE: You are reminded of the requirements of the Wildlife Act 1981. It is a criminal offence to deliberately kill, injure or capture protected species such as bats, or to deliberately disturb them or to damage or destroy their breeding sites and resting places. Should such species be encountered you are advised to seek specialist advice.

Asbestos (LBH Environmental Services)

4. 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.

## Appendix 1: Summary consultation responses

Stakeholder	Question/comment	Response
<b>INTERNAL</b>		
Schools Places Planning Lead	Have no comments from a planning perspective but welcome the overhaul and re-design of a local primary school.	<p>Noted and no further action required.</p> <p>Assessment of the principle of educational use undertaken at section 6.2 of this report.</p>
Transport Planning	<p>The proposal entails the rationalisation of the existing student and staff facilities and does not increased the pupil and staff number. The car parking provision and access arrangement for all modes remains unchanged. Therefore, no material impacts on the adjoining road and public transport networks will be created. No adverse road safety impacts will result from the proposal. The additional cycle parking is welcomed and ensures that the development is compliant with the London Plan. The submitted CMP is welcome and considered to be broadly acceptable but the final CMP will need to be submitted following appointment of the contractor. The proposal is acceptable in transport terms.</p> <p>Author's note: Additional comments received as below subsequent to further information being provided by the applicant:</p> <p>As I expected, the swept path of HGVs takes up the width of the carriageway and therefore encroaches on oncoming traffic. This is not uncommon for construction sites but any disruption will need to be minimised with the assistance of a banksman who will need to manage access and egress. We can approve the CMP on this basis.</p>	<p>Noted and no further action required as the requested updated CMP has been provided and considered acceptable, negating the need for a condition requiring submission prior to works commencing.</p> <p>Assessment of parking and highway safety undertaken at section 6.5 of this report.</p>

Stakeholder	Question/comment	Response
Environmental Health	<p>Recommends that conditions relating to air quality assessment, combustion and energy plant, management and control of dust and NRMM and an asbestos informative be attached in the event planning permission is granted.</p> <p>Author's note: The recommended condition relating to plant NOx refers to domestic use and is therefore not applicable. Subsequent to these comments, control of dust measures have been included in the revised Construction Management Plan (CMP) and therefore this condition is no longer required.</p>	Noted and conditions and informative duly recommended where appropriate.
Design Officer:	<p>Overall, whilst there are disappointments in the quality and generosity of internal layout, elevations and materials, it has to be borne in mind that there are significant cost and procurement method constraints placed, by central government decision, on this sort of school investment, that make these compromises inevitable. The public benefit of the provision of improved, modern school facilities considerably offsets the disappointments of the design. At the same time, whilst some aspects of the design are disappointing, other aspects are an improvement and a benefit, particularly the layout leading to significantly increased open space on the site for play, sport, trees and biodiversity, and thanks to the layout that also improves connectivity between neighbouring open spaces. The school entrance will be clear and visible, and located appropriately within its urban context, to which the retained buildings will continue to contribute and the new building will not significantly impinge upon.</p>	<p>Noted and no further action required.</p> <p>Assessment of design and appearance undertaken at section 6.3 of this report.</p>
Drainage Engineer	Received the attachments and supporting email regarding the comments made earlier. Can now confirm the attachments satisfy the LLFA for this application to proceed.	Noted and no further action required.
Head or Carbon	The scheme achieves a BREEAM Very Good Outcome (New	Noted and conditions

Stakeholder	Question/comment	Response
Management	<p>Construction 2018). This is a positive and in line with policy expectation.</p> <p>Action: To condition this standard and require a post construction certificate.</p> <p>The scheme delivers a 29% reduction in carbon emission through the use of energy efficiency measures (better insulation) and through the inclusion of renewable energy measures (Solar PV panels). The policy requirement is a 35% reduction in carbon emissions.</p> <p>There are no drawings on the roof plan that demonstrate the location and impact of the solar PV panels on the development.</p> <p>Action: To submit the roof plan for the solar PV panels and confirm that an area of at least 120m2 array can be delivered and will be delivered on the scheme.</p> <p>The common pipistrelle bat (<i>Pipistrellus pipistrellus</i>) was identified on the site. We recommend that bat boxes are installed onto the southern aspect of the development for bat communities. Ideally these should be permeant fixtures and integrated into the brick work.</p> <p>Action: To condition the installation of bat boxes for the common pipistrelle bat on the southern / south west facing wall of the development. These could be fitted on to the existing building if more appropriate.</p> <p>An overheating report has been submitted. It shows the development is at risk of overheating. This overheating assessment assumes some factors on occupancy and internal heat generation that need clarification. And the assessment</p>	<p>duly recommended.</p> <p>Noted and no further action required as the requested updated CMP has been provided and considered acceptable, negating the need for a conditions requiring submission prior to works commencing.</p> <p>Assessment of sustainability (including overheating) undertaken at section 6.6 of this report.</p>



Stakeholder	Question/comment	Response
	<p>methodology is not in line with policy guidance as it does not use London Weather files, and does not model expected future weather patterns.</p> <p>Action: To redo the overheating analysis for the school using the above criteria. And to address some of the assumptions.</p> <p>Author's note: Additional comments received as below subsequent to further overheating information being provided by the applicant:</p> <p>We have reviewed the new Overheating Strategy for Earlham School (dated 21/02/19). The applicants design team have now increased the number of passive measures that will be installed and reduce the overheating risk on the building. The new measures that are now confirmed on the scheme include:</p> <ul style="list-style-type: none"> <li>• Further increasing the Glazing Specification (Lower G Value) of the windows. This will reduce the amount of the solar heat gain going into the educational space.</li> <li>• Increasing the number of Openable Windows (from 3 to 5 per classroom) to increase air flows into education space.</li> <li>• Increasing the number of roof lights, and making them openable roof lights rather than locked.</li> <li>• Including High Performance non-removable Blinds (Shading coefficient of 0.3 was 0.61) to add an extra layer of protection to reduce sunlight heating.</li> <li>• Increasing the ability to boost ventilation rates by 25% with the air equipment.</li> <li>• Introduction of linear grilles into the false ceiling, this will increase the room volumes and move heat into ceiling voids rather than the class rooms.</li> <li>• Installing feature External Shading (brise soleil) to the</li> </ul>	

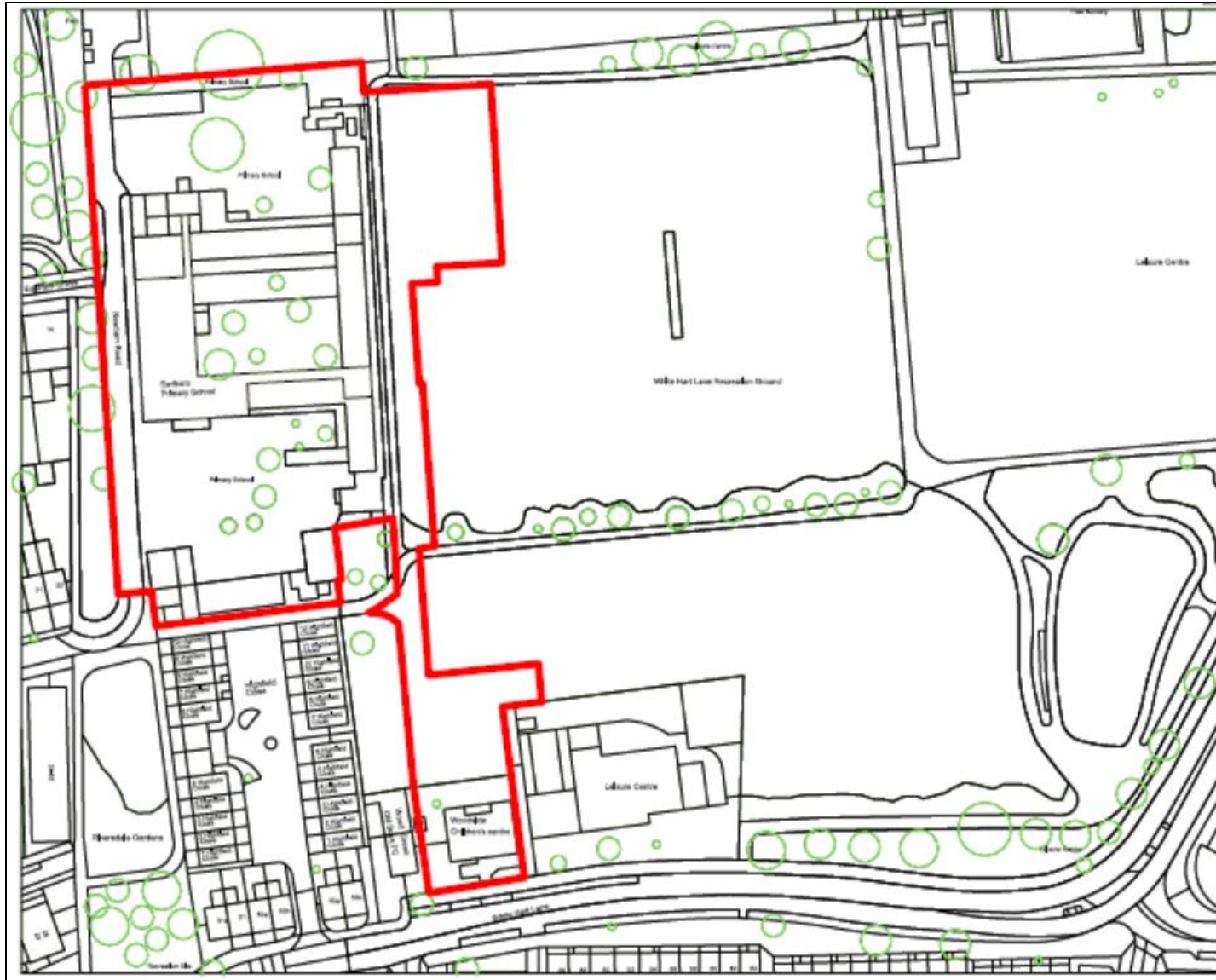
Stakeholder	Question/comment	Response
	<p>southern elevations at first floor level which will benefit 5 of the 7 at risk class rooms.</p> <ul style="list-style-type: none"> <li>• Enhancing the landscaping in the courtyard to the south. With additional trees that will offer shading to the building and the use of a lighter palate of materials (to reflect light rather than absorb it). This will benefit the south facing classrooms that draw fresh air in from this external space.</li> <li>• Finally, the building has been future proofed for the retrofitting of cooling installations which may be necessary if global temperatures continue to rise unabated</li> </ul> <p>Alongside these hard measures the applicant has confirmed that a school guide will be given to the school on how best to manage overheating risk, so that staff can understand how best to cool the building. And a simple to use air movement system (red/yellow/green display) to manage the air movement system in each class room.</p> <p>Based on the inclusion of all these measures the applicant has re-run the overheating model (TM52 using the TM49 weather files – current and future weather files). This shows that the building under current weather patterns does not over heat, and comfortability passes. When using future weather patterns (2050 predictions) these new measures reduce the number of rooms at risk from overheating from 15 to 7. This outcome is a positive and if the rooms do overheat the mechanical cooling systems that has been designed in (but not delivered) can then installed.</p>	

EXTERNAL		
Greater London Authority	We have received a consultation letter for the above application, however on reviewing the details it seems to me that it isn't referable to the Mayor. The floorspace of the new school is below the 15,000sqm floorspace threshold and whilst temporary development is proposed on MOL, this does not involve the construction of a building over 1,000sqm in floorspace.	Noted and no further action required.
Transport for London (Crossrail 2 Safeguarding)	Have no comment on this application	Noted and no further action required.
Sport England	<p>This being the case, Sport England <b>does not wish to raise an objection</b> to this application provided the following condition is applied:</p> <p>Within three months of the removal of the temporary facilities, the playing field land shall be reinstated to a playing field of a quality of at least equivalent to the quality of the playing field immediately before the temporary facilities were erected.</p> <p>Reason: To ensure the site is restored to a condition fit for purpose and to accord with Development Plan Policy.</p> <p>Informative: It is recommended that the restoration scheme is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.</p>	Noted and condition and informative duly recommended
Thames Water	Confirm Thames Water do not envisage any capacity concerns to	Noted and no further

	<p>the waste water infrastructure at this stage of the development.</p> <p>Also, Thames Water support the re-arrangement of the misconnected foul drain via new connection into foul water public system.</p>	action required.
<b>NEIGHBOURING PROPERTIES</b>		
Earlham Grove resident	<p>As residents of Earlham Grove and writing to express our concerns regarding and objection to any possible congestion or problems on our narrow and already congested street.</p> <p>We already experience serious congestion and parking issues caused by parents dropping off and picking up their children from Earlham Primary School. Now we are very concerned about the implications of constructing a replacement block in the School. We would not be able to support the construction of a replacement block if the construction traffic is going to access Earlham Primary School via Earlham Grove.</p> <p>We can only support the construction if the construction traffic and disruption is going to be via another route.</p>	<p>Construction access is off White Hart Lane between Wood Green Old Boys FC and Woodside Children's Centre, not off Earlham Grove.</p> <p>Assessment of parking and highway safety matters undertaken at section 6.5 of this report.</p>

## Appendix 2: Plans and images

Site location plan:

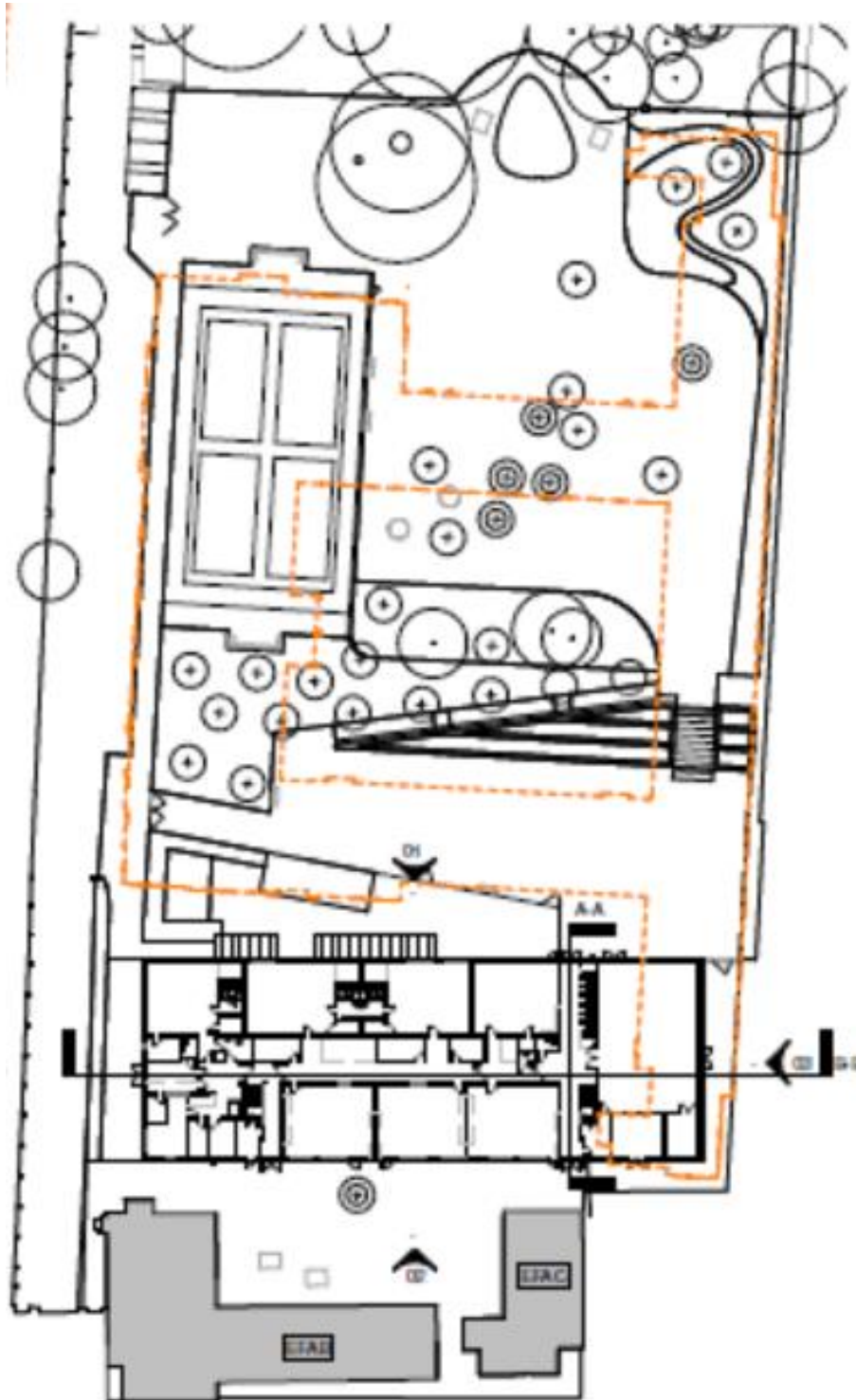


Birds Eye View (looking east)





Proposed block plan:



North:



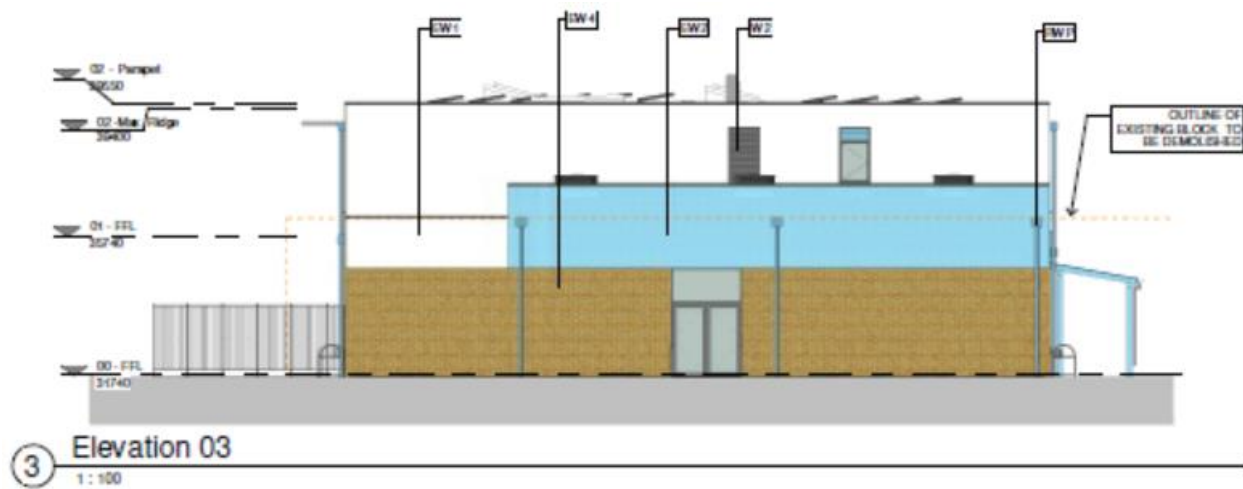
North:





Proposed elevation:

East:



West:



## External visualisations:

View from South West:





View from South East:





View from North:



## Appendix 3: Quality Review Panel report

**CONFIDENTIAL**



### **Haringey Quality Review Panel**

Report of Chair's Review Meeting: Earlham Primary School

Wednesday 12 September 2018

River Park House, 225 High Rd, Wood Green, London N22 8HQ

### **Panel**

Peter Studdert (chair)  
Joanna Sutherland

### **Attendees**

Claire Barnes	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects
Sarah Carmona	Frame Projects

### **Apologies / report copied to**

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Lucy Morrow	London Borough of Haringey
Elsabetta Tonazzi	London Borough of Haringey
Bruna Varante	London Borough of Haringey

### **Confidentiality**

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

Report of the Haringey Quality Review Panel  
12 September 2018  
HQR74\_Earlham Primary School

**CONFIDENTIAL**

2

**1. Site address**

Earlham Primary School, Earlham Grove, London N22 5HJ

**2. Presenting team**

Diletta Passaro	JM Architects
Christopher Benson	Spatial Initiative
Stuart Sands	Education and Skills Funding Agency

**3. Aims of the Quality Review Panel meeting**

The Quality Review Panel provides impartial and objective advice from a diverse range of highly experienced practitioners. This report draws together the panel's advice, and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

**4. Planning authority's views**

Earlham Primary School is a primary school that caters for pupils between the ages of three and eleven years. In total, there are 387 on the school roll, however, the school has capacity for 420 pupils in total.

The site is broadly rectangular in shape, located at the end of a residential street. The entrance gates are located at the end of Earlham Grove on the western site boundary and the site exit gates are located at the end of Newnham Road in the south-western corner of the site. The school site comprises one main school block, which covers the majority of the school site and two secondary buildings located on the southern boundary. The site is neither listed nor within a conservation area and is not subject to any other designations (an area of Metropolitan Open Land does adjoin the site immediately to the east). The general surrounding area comprises residential streets to the north, west, south and south-east and recreation grounds and sports pitches to the east and north-east. The site is well connected, with a PTAL rating of 4.

The principle of new educational provision is supported by the NPPF (paragraph 94), which highlights that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education, and should work with key stakeholders and partners to identify and resolve key planning issues before applications are submitted.

Overall, officers seek to support new and enhanced educational facilities in the borough wherever possible. Therefore, officers consider that the proposed development to improve and enhance the existing educational facility on site, in land use terms, is acceptable in principle, subject to complying with all other relevant planning policies and material planning considerations

Report of the Haringey Quality Review Panel  
12 September 2018  
HQRPF74\_Earlham Primary School





## CONFIDENTIAL

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**5. Quality Review Panel's views***Summary*

The Quality Review Panel is dismayed by the poor quality of the proposal to replace Earham Primary School. It believes that the decision to demolish the existing building should be reconsidered.

Although the building is undoubtedly quirky and has been poorly maintained, it has valuable features that would be lost in the proposed replacement, in particular the spacious single storey layout around generous courtyards and the large hall with a proscenium stage that is a valuable community asset and potential source of future income for the school. None of these assets has been replaced in the generic and unimaginative modular replacement.

However, if a generic replacement building is all that is deliverable under current financial constraints, the panel gives some suggestions as to how some of the design defects of the current proposal could be mitigated. Further details on the panel's views are provided below.

*Strategic approach and project aspirations*

- The panel feels that the decision to demolish the existing school should be reconsidered. Although the existing building is in a poorly-maintained condition and has a number of design flaws (including split level accommodation), the panel believes that with a creative and imaginative approach to refurbishment these can be overcome.
- No information was presented to demonstrate that a thorough feasibility study of the potential to remodel and refurbish the existing building has been carried out. The panel think this is essential, and that the outcome of such an approach could be far superior to the generic modular newbuild proposed.
- Whilst a refurbishment programme would undoubtedly pose difficult short term challenges around phasing and temporary decanting, the long term benefits of retaining and improving the current school would, in the panel's view, make this worthwhile.
- The main assets of the existing school identified by the panel include the single storey layout of the school set around generous courtyards, the mature trees within the courtyards, and the generous hall with its proscenium arch stage which should be viewed as an important asset not only to the school but also to the wider community. In this regard, the generously sized hall could also provide a significant income for the school.
- The panel would strongly recommend the appointment of an experienced architectural practice to devise a long term strategic plan for the refurbishment of the existing buildings.

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*Brief comments on the proposed replacement school*

- Whilst the panel holds very strong views that a strategic re-think of the scheme is required, it offers the following brief comments on how the design defects of the modular proposal might be mitigated.

*Internal layout*

- The internal circulation space lacks generosity and has little or no natural lighting. A more generous layout should be planned that allows daylight to penetrate into the heart of the building and creates a sense of joy and community.
- Potential overheating of the single aspect south facing classrooms will be a serious problem given future climate change over the life of the building. Mitigation measures could include brise soleil and/or mechanical ventilation, together with reflective glass. The lightweight modular construction of the building will also making overheating more likely throughout the building.
- The decision to locate a row of toilets opening directly into the sole access corridor to the playground is unacceptable. It will inevitably have a negative impact on the whole character and environment of the communal space within the building.

*External space and landscape design*

- There needs to be a comprehensive landscape and movement strategy for the site that embraces the new and retained buildings. The space between the new building and the retained dining facilities and Year 6 building is cramped and will be subject to significant pressure during break periods. A careful landscape strategy will be required to ensure that movement can be effectively managed.
- The landscape strategy also needs to consider the enlarged playground on the north side of the building.
- The public approach to the school is currently confused and cluttered with parked cars. The landscape strategy should make proposals to show how the approach to the school can be more welcoming, with careful consideration – and containment – of car parking.

*Architectural expression*

- The architectural expression of the proposed block is generic in its nature, and lacks the distinctive character that should be expected of a school, as a significant public building.
- The panel considers that render should be avoided, as it will quickly deteriorate. Whilst a pastiche approach is not appropriate, clues to the contemporary design and character of the new building could be taken from the rich brick detailing of the former Caretaker's House.

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- The street frontage proposed is particularly uninspiring. This should be more prominent and welcoming, perhaps with a canopy over the entrance, and carefully integrated with the associated hard landscaping.

*Next steps*

The panel recognises the difficult financial constraints within which the Education Authority is currently expected to operate. However, the panel strongly believes that a robust long term solution to the undoubted deficiencies within the existing school would be best addressed by a careful and creative refurbishment programme. It feels that the proposed modular building will provide only a limited short term solution, which would prove to be unsustainable and inflexible in the long term. The panel would welcome an opportunity for further review if a refurbishment strategy is pursued.

**Appendix: Haringey Quality Charter****Policy DM1: Delivering High Quality Design**

All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- Make a positive contribution to a place, improving the character and quality of an area;
- Confidently address feedback from local consultation;
- Demonstrate how the quality of the development will be secured when it is built; and
- Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development - development proposals should relate positively to their locality, having regard to:

- Building heights;
- Form, scale & massing prevailing around the site;
- Urban grain, and the framework of routes and spaces connecting locally and more widely;
- Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- Rhythm of any neighbouring or local regular plot and building widths;
- Active, lively frontages to the public realm; and
- Distinctive local architectural styles, detailing and materials.

*Haringey Development Management DPD (2017)*

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HQRPT4\_Earham Primary School



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**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:****Ward:** West Green

HGY/2018/0739 – Planning Permission

HGY/2018/0740 – Listed Building Consent

**Address:** Teachers Centre 336 Philip Lane N15 4AB**Proposal – Planning Permission:** *Change of Use from D1 to C3 use residential apartments with associated external and internal works to listed building.***Proposal – Listed Building Consent:** *External and internal works to listed building to facilitate its change of use from D1 to C3 residential apartments.***Applicant:** Mr Hattatoglu**Ownership:** Private**Case Officer Contact:** Neil McClellan**Site Visit Date:** 20/09/2018**Date received:** 15/02/2018**1.1** This application has been called in by members.**1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The applicant has demonstrated that the facility is no longer required in its current use and the loss of the D1 community facility (education) would not result in a shortfall of provision in the borough and that the existing facility is no longer viable for community use.
- The buildings change of use and conversion to self-contained flats will contribute towards the supply of new housing.
- The proposal will result in the sensitive and considerate renovation and refurbishment of a listed building. It will result in the long-term security and maintenance of the building and would preserve the character and appearance of the listed building in accordance with national and local plan policies.
- The proposal is considered to provide a high standard of residential accommodation with generous internal spaces, dual aspect accommodation with good daylight and sunlight to habitable rooms, adequate privacy and ample communal and public amenity space nearby.
- The proposed change of use and conversion of the building to self-contained flats is not expected to impact on the amenities of any neighbours.

- The proposal will have no significant adverse impacts on parking or highway safety.

## **2. RECOMMENDATION**

- 2.1 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.
- 2.2 That the Committee resolve to GRANT listed building consent and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives.
- 2.3 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.
- 2.4 **Conditions** (the full text of recommended conditions is contained in Appendix 1 of this report).

### **Planning Conditions for Application HGY/2018/0739**

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Cycle Parking
- 5) Refuse Storage

#### **Informatives:**

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act
- 4) Street numbering

### **Listed Building Conditions for Application HGY/2018/0740**

- 1) Development begun no later than three years from date of decision.
- 2) In accordance with approved plans.
- 3) All works should be made good to match the existing fabric of the building.
- 4) Retention and/or recording of any hidden historic features revealed during the course of works.
- 5) Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council. The plan shall include a guidance for future occupiers, program for regular survey (ideally every five years), repairs and maintenance of the building following completion of the development.
- 6) Schedule and methodology of all repair works.
- 7) Further details of openings, partitions and doors where they may interfere with original glazed tiles and cornice or other architectural features.
- 8) Further details of:

- joinery, timber and floor repair works including removal of current floor coverings, repair of original flooring, new doors, windows, mouldings and architraves;
- details and specifications for proposed fire protection and sound insulation; and
- the colour and composition of the proposed paint.

2.5 In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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## **APPENDICES:**

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## **1. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS**

Planning Officer Delegated Report

## Proposed development

- 1.1 Change of Use from D1 to C3 use residential apartments with associated internal and external works to listed building.

## Site and Surroundings

- 1.2 This application relates to a Grade II Listed building located at the end of Philip Lane close to the junction with West Green Road. Built in 1899-1900 as the Headquarters of the Tottenham School Board it is a large square 2-storey rather ornate building finished in brick and terracotta, with ornate detailing and a hipped slated roof and tall chimney stacks.
- 1.3 The building has a frontage onto Philip Lane. It bounded to the rear and side by the playground of Downhills Primary School Harris Academy. The remaining side of the site bounds the edge of Downhills Park. In 2015 the road immediately outside the building was diverted to the South and the area adjacent was pedestrianised to link with the open green in front.
- 1.4 The building and front boundary wall are listed (Grade 2) but the site is not situated within a conservation area. The boundary of Clyde Circus Conservation Area starts just under 200 metres further down Philip Lane from the site.
- 1.5 Built as an administrative building for the Tottenham School Board in 1899. The building remained in local government use into the 21<sup>st</sup> century. As far back as 1973 it was being used as a Teacher Training Centre by Haringey. This use ceased and the building was purchased from Haringey Council by the Axis Educational Trust how opened the building as the Wisdom School in 2006 – a low cost independent school. The Wisdom School relocated to Barnet in 2014. Currently vacant the building was last used as a residential school boarding house within the C2 Use Class (residential institution). However, this was a temporary permission which expired in 2017 and the building reverted to its previous authorised use as a school within the D1 Use Class (community use). It is understood that the building has never formed part of Downhills School.

## Relevant Planning and Enforcement history

HGY/2018/0740	Application for Listed Building Consent for internal works associated with the proposed change of use of the building for D1 to C3. This application is pending.
PRE/2017/0098	Application for pre-application advice for the change use of the building to residential use.
HGY/2014/2633	Approval of details pursuant to Condition 5 (details of refuse recycling facilities) attached to planning permission HGY/2014/1145.

HGY/2014/2154	Approval of details pursuant to Condition 5 (pupil pick up/drop off arrangements) attached to planning permission HGY/2014/1145.
HGY/2014/1146	Listed building consent GRANTED for internal works to enable the use of the building as school boarding accommodation.
HGY/2014/1145	Planning permission GRANTED for the use of the building as school boarding accommodation for boys for a temporary period of 3 years. Included minor internal alterations to the building.
HGY/2007/0451	Listed Building REFUSED for the installation of an extraction canopy and flue.
HGY/2007/0450	Planning permission REFUSED for the installation of an extraction canopy and flue.
HGY/2005/1685	Listed Building Consent GRANTED for the internal refurbishment of Listed Victorian school building for use as a nursery, teaching and community centre.
HGY/2005/1313	Planning Permission REFUSED for the internal refurbishment of Listed Victorian school building for use as a nursery, teaching and community centre.
HGY/2005/0855	Listed Building Consent REFUSED for the internal refurbishment of Listed Victorian school building for use as a nursery, teaching and community centre.
HGY/2005/0854	Planning Permission REFUSED for the internal refurbishment of Listed Victorian school building for use as a nursery, teaching and community centre.

## 2. CONSULTATION RESPONSE

### 2.1 The following were consulted regarding the application:

LBH Conservation  
 LBH Transportation  
 LBH Waste (collection)  
 LBH Education  
 Historic England  
 Tottenham CAAC  
 Tottenham Civic Society  
 West green Residents Association

### 2.2 The following responses were received:

LBH Waste (collection): Planning Department should apply the relevant refuse & recycling storage requirements for this scheme.

LBH Conservation: The proposed scheme is acceptable from a conservation point of view. The proposed works would facilitate the conversion of the building and ensure its sustainable future.



As such, the proposal would preserve the original significance, character and appearance of the building, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990. It is also felt that, by securing the long-term use of the building, the scheme would result in significant heritage benefit in accordance with NPPF Policy. However, further repair works are required and this should be conditioned.

LBH Transportation: Support the application subject to conditions to secure the following:

Cycle parking – To be provided in accordance with London Plan standards. The 7 secure covered cycle spaces shown on submitted drawing (Ref: (20)0-401 to be installed and ready for use prior to the first occupation of the new flats.

Refuse/recycling – The bin storage area for refuse and recycling shown on shown on submitted drawing (Ref: (20)0-401 to be installed and ready for use prior to the first occupation of the new flats.

LBH Education (School Places Planning Lead): Object to the application. Site and building should be retained for possible future increased demand for educational use. Have concerns regarding the overlooking of the school and the impact this would have on the safeguarding of pupils.

### 3. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 32 letters sent to local residents. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

No of individual responses: 57  
Objecting: 56  
Supporting: 1

5.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Should be retained as a school.
- Covenant requiring the building be retained for educational use.
- New flats would overlook the adjoining school compromising the safety of pupils.
- Residents of the proposed flats would be exposed to noise from the school.
- Effect on the listed building and conservation area.
- Lack of parking and servicing.
- Building would be better used as a community building, i.e. a nursery, church, youth club, etc.
- Poor quality of the proposed flats.

5.3 The following Councillor(s) made representations:

Cllr Sarah Williams: LBH sold the building to Axis Education Trust in 2006 on the understanding that it would continue to provide education. The Trust did not manage to run it as a school successfully and switched to a private model in 2014. This also failed.

The building was used as a teacher training centre for most of its existence. It has also been used for youth training. Prior to be sold to the Trust the building was used to host festivals which allowed the community to enjoy the fantastic internal architecture. This will no longer be the case if converted to residential use.

Shares concerns regarding the safeguarding of pupils.

Lack of Parking.

Cllr Julie Davies: Object to the application to change of use. Tottenham's Civic buildings are an important part of its heritage and the building, which fronts on to West Green Common/Windrush Rose Gardens, is a municipal presence which enhances the streetscape.

There are huge impracticalities with converting this beautiful listed building into flats. The road outside has been reconfigured since the Wisdom School bought the building and it is hard to see how residents would park their cars or store their bins without disfiguring what has become an attractive part of West Green. The council should be doing its utmost to maintain a civic presence in Tottenham and I would like to see this building returned to community use.

Cllr Ein Weston: Shares the concerns expressed by others regarding the safeguarding implications for pupils attending the adjoining school.

The application does not propose re-providing the community use elsewhere and would result in the overall loss of community and social facilities which would be contrary to planning policy.

Does not feel that the application has demonstrated that the facility is no longer required in its current use; that its loss would not result in a shortfall in the provision of that use; or that the facility is not viable in its current use and that there is no demand for a suitable alternative community use on the site.

## 6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. The impact of the proposed development on the character and appearance of the conservation area;
3. The impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants;
5. Parking and highway safety;

### 6.1 Principle of the development

- 6.1.1 The NPPF establishes overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process and supports “approving development proposals that accord with the development plan without delay”. The NPPF also expresses a “presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.”

#### *The Development Plan*

- 6.1.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.1.3 The National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 6.1.4 For the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 the Local Plan comprises the Strategic Policies Development Plan Document (DPD), Development Management Policies DPD and Site Allocations DPD, alongside the London Plan (2016).
- 6.1.5 The Strategic Policies DPD sets out the long-term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council’s spatial strategy for achieving that vision. The Site Allocations development plan document (DPD) gives effect to the spatial strategy by allocating sufficient sites to accommodate the development needs. The Local Plan is informed by an evidence base, including an Urban Characterisation Study (2015) and an Infrastructure Delivery Plan Update (2013).
- 6.1.6 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The consolidated London Plan (2016) sets a number of objectives for development through various policies. The policies in the London Plan are accompanied by a suite of Supplementary Planning Guidance (SPGs) that provide further guidance.

#### *Loss of the Community Use*

- 6.1.7 The building was acquired by the applicant in 2006 and converted to a low-cost independent school aimed at providing a high-class education to national/international clientele. The school proved a success and moved to a much larger premises in Hendon. The applicants state that any money generated from the sale of the site in Philip Lane will be invested in the Hendon site. In 2014 the building was converted to a boarding house for boys under a temporary planning permission, which has now expired. The building has now been empty for over 2 years.
- 6.1.8 The building no longer has planning permission for its current use as a residential school boarding house within the C2 (residential institution) use class, the previous temporary permission for this use (Ref: HGY/2014/1145) having expired at the end of

July 2017. The buildings authorised use has therefore reverted back to its previous use as a school which falls with the D1 (community) use class.

- 6.1.9 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should plan positively for the provision and use of community facilities. London Plan Policy 3.16 states that community and social infrastructure will be protected.
- 6.1.10 Policy SP16 states the Council will work to ensure, where possible, the protection of community facilities.
- 6.1.11 Policy DM49 sets out that the Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community. Where a development proposal may result in the loss of a facility, evidence will be required to show that:
- The facility is no longer required in its current use;
  - The loss would not result in a shortfall in provision of that use; and
  - The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site.
- 6.1.12 The evidence should also provide relevant accounts and marketing information demonstrating that the premises has been marketed for use as a community facility for a reasonable length of time (minimum 12 months) and that no suitable user has been/or is likely to be found.
- 6.1.13 Evidence has been submitted showing that the property has been marketed for both sale and letting since July 2015. This marketing resulted in just five enquiries none of which have progressed to a sale or let. The applicant concludes that the buildings statutory listing makes it an unattractive proposition for potential community use operators.
- 6.1.14 The loss of a community facility can further be justified in accordance with policy DM49 as the need for alternative community uses are also limited given there are more comprehensive facilities readily available locally. Established community centres such as the Bernie Grant Centre, the Marcus Garvey Library and the Tottenham Green Leisure Complex are located at the Seven Sisters end of Philip Lane and provide a wide and comprehensive range of community services.
- 6.1.15 The supporting statement submitted with the application for the temporary change of use of the building from a school to a residential boarding house under planning application HGY/2014/1145 in 2014 indicated that the loss of the educational facility would not undermine the needs of the local community or that of Haringey more generally. The school that occupied the building for a short time before its temporary change of use, served a national/international clientele rather than the local community. Its closure has therefore not had a significant impact on educational provision in the borough.
- 6.1.16 As such, the applicant has demonstrated that the facility is no longer required in its current use and the loss of the D1 community facility (education) would not result in a shortfall of provision in the borough and that the existing facility is no longer viable for community use.

- 6.1.17 Policy 3.3 of the London Plan recognises the pressing need for more homes in London. The Mayor has set the boroughs ambitious targets for delivering new housing.
- 6.1.18 Policy SP2 of Haringey's Strategic Policies states that the Council will aim to provide homes to meet Haringey's housing needs and to make full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026. The Council has allocated sufficient sites within the Site Allocations DPD and Area Action Plans to meet both its objectively assessed housing need and the Borough's strategic housing target within the London Plan. Policy DM10 prioritises the delivery of these allocated sites, having been assessed as suitable for residential accommodation, deliverable within the plan period, and in accordance with the spatial strategy for the Borough.
- 6.1.19 However, Policy DM10 also supports new housing on other non-allocated sites they are deemed to comply with the relevant development plan policies. Such windfall sites are expected to make a valuable contribution to Haringey's housing supply over and above the sufficient allocated sites, providing a reasonable level of contingency against delivery of the Borough's strategic housing target.
- 6.1.20 Concerns raised by third parties in relation to the possible impact of introducing residential uses that overlook the adjoining school's playground and the implications of this on child safety are not considered a valid reason for rejecting the application.
- 6.1.21 The change of use of use and conversion of the building to self-contained flats is therefore considered acceptable in principle.

## **6.2 Heritage Impact**

- 6.2.1 The 1990 (LBCA) Act requires local planning authorities to "have special regard to The desirability of preserving a listed building or its setting or any features of special architectural or historic interest" (Sections 16 (2) and 66(1)), and to pay "special attention to the desirability of preserving or enhancing the character and appearance of conservation areas" (Section 72). The requirements for the protection of the historic environment are expanded upon within the new National Planning Policy Framework; which has replaced Planning Policy Statement 5 'Planning & the Historic Environment'.
- 6.2.2 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF says that "proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably".
- 6.2.3 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Policy DM9 of the Development Management Development Plan Document (2017) states that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

- 6.2.4 The Council's Conservation Officer has assessed the likely impact of the proposals on the significance of the listed building and provides the following advice:
- 6.2.5 This is a prominent listed building at the intersection of West Green and Philip Lane and is of great architectural importance, being statutorily listed at Grade II. The listing includes the front wall and railings.
- 6.2.6 The applicants have submitted a detailed Heritage Impact Statement and Design and Access Statement which have been reviewed as part of the assessment of this application. The Council's Principal Conservation Officer was involved in pre-application discussions with the applicant and architects. The level of information submitted is considered appropriate and satisfies the requirements of NPPF and the Council.

*Assessment of significance*

- 6.2.7 Tottenham School Board built Downhills School in 1893 to the designs of the architect Charles Bell on the site of a former house and outbuildings. In 1899, the Board built its headquarters within the grounds of the school, which is the subject of the application.
- 6.2.8 The building has a square footprint with a decorative façade in brick, terracotta and slates with tall chimney stacks. The front elevation has a projecting five-bay centrepiece with broader single-bay wings and recessed entrances to sides. The ground floor entrance has a central panelled door with top light in lavish round arched and projecting door case of terracotta with Jacobethan details.
- 6.2.9 The façade is lively and features corner oriel windows to either side and is particularly lavish in their use of terracotta decoration, with scroll mouldings and small paned casement. The top floor features a broken terracotta balustraded pediment with brick piers, heavy cornice detail and segmental pediment from which projects a clock. The apex of the roof is finished with a cupola. The front, railings on dwarf, segmental-dished walls with contrasting brick piers and stone gate-piers a part of the composition.
- 6.2.10 Internally, the building has a grand stone staircase with original wrought iron balustrades which continues up to the first floor with a central stained glass window flowing the whole building with ample day light. The entrance foyer at the ground floor level is an extremely significant space. The interiors are finished with glazed tiling up to dado height. Perhaps the most significant space is the boardroom at the floor level that features original fireplaces, panelling and decorated timber trusses. Several original features are retained within lavatories including original fixtures and fittings.
- 6.2.11 Overall, the building's significance is high and is derived from the following values as per Historic England's 'Conservation Principles, Policies and guidance':
- Historical Value: Historic associative value through its connection with accomplished architects as well a highly influential school board; illustrative of the history of West Green and Tottenham (high).
  - Aesthetic Value: High quality surviving exteriors and interiors demonstrative of materials and craftsmanship making positive contribution to local townscape (high).

- Communal Value: Important landmark and association with the educational needs of the community (high).
- Evidential Value: Purpose built building on grounds of an earlier house but unlikely to reveal any further insight on past activities (medium).

### *Assessment*

- 6.2.12 From a conservation point of view, the change of use and the alterations are likely to cause some impact and can be determined as a low degree of 'less than substantial harm'. However, as part of the works, several of the insensitive alterations, such as the later external fire escape staircase, are being proposed to be reversed. Several hidden features are also proposed to be revealed in situ. As far as possible, new partitions are being created only where required and new openings are created where there is negligible or minimum necessary harm to the historic fabric.
- 6.2.13 Where spaces are most significant, such as the first floor Board Room, the proposal includes free standing units of kitchen and other functional spaces which would have no impact on the historic fabric. As such, the proposal attempts to mitigate the 'less than substantial harm' as far as possible. Overall, the proposal is considered to result in heritage benefits that would provide a new use for the building, sustaining its future.
- 6.2.14 From a conservation point of view, it is considered that the proposed works would facilitate the conversion of the building and ensure its sustainable future. As such, the proposal would preserve the original significance, character and appearance of the building, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990. It is also felt that, by securing the long-term use of the building, the scheme would result in significant heritage benefit in accordance with NPPF Policy 134.
- 6.2.15 The proposal is considered acceptable from conservation point of view, subject to the following conditions requested by the Council's Conservation Officer:
1. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.
  2. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.
  3. Prior to the sale of any of the properties within the converted building, a detailed Management Plan for the future occupants should be submitted to the Council giving clear guidance on the care of the historic fabric within individual flats.
  4. Prior to the use or sale of any part of the building, a Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council. The plan shall include a guidance for future occupiers, program for regular survey (ideally every five years), repairs and maintenance of the building following completion of the development.
  5. Prior to the commencement of the works, a detailed comprehensive schedule and methodology of all repair works, internal and external should be submitted to the Council for further approval. This should include repair to the fabric such as the external balustrade on the front elevation at eaves level.

6. Prior to the commencement of the works, notwithstanding the approved drawings, further details of openings, partitions and doors should be submitted where they may interfere with original glazed tiles and cornice or other architectural features. These should be submitted to the Council for further approval and in circumstances where there may cause unacceptable loss or harm to features, should be reconsidered or redesigned.
7. Prior to the commencement of the relevant works, the following should be submitted to the Council for further consideration:
  - a. details on joinery, timber and floor repair works including removal of current floor coverings, repair of original flooring, new doors, windows, mouldings and architraves;
  - b. details and specifications for proposed fire protection and sound insulation; and
  - c. the colour and composition of the proposed paint.

6.2.16 The proposal will result in the sensitive and considerate renovation and refurbishment of a listed building. It will result in the long-term security and maintenance of the building and would preserve the character and appearance of the listed building in accordance with national and local plan policies.

### **6.3 Impact on the amenity of adjoining occupiers**

6.3.1 The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.... NOISE ETC. and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

6.3.2 The property has no immediate residential neighbours. The nearest neighbouring residential property is over 40 metres away from the building on the opposite side of Spur Road to the site. The proposed change of use and conversion of the building to self-contained flats is therefore not expected to impact on the amenities of any neighbours.

### **6.4 Living conditions for future occupants**

6.4.1 Six one and two-bedroom self-contained residential units are proposed. A more varied mix of unit sizes is possible and has been considered however within the context of the listed building and a requirement for minimal intervention, the proposed mix and unit sizes have been deemed the most appropriate.

6.4.2 Table 3.3 of the London Plan prescribes the minimum space standards for new housing, which is taken directly from the London Housing Design Guide Space Standards. Haringey's Development Management policy DM12 also require high quality development to meet the standards of the Mayor's Housing SPG. The proposal



should meet all of the requirements of the London Housing SPG so that all rooms meet the minimum floor space criteria and have adequate natural light and outlook.

- 6.4.3 The table below shows that the current proposals in terms of internal space are well above the requirement of the London Plan floor space standard in all of the proposed units.

Unit No.	Bedrooms/P eople	Gross Internal Area (GIA) m <sup>2</sup>	London Plan min GIA	% of London Plan Standard
1	1B 2P	66	50	132
2	1B 2P	96	50	192
3	2B 4P	93	70	133
4	2B 4P	87	70	124
5	1B 2P	90	50	180
6	1B 2P	75	50	150

#### *External Amenity Space*

- 6.4.4 The inclusion of private amenity space is not feasible without undesirable balcony additions to the original listed building and is therefore not considered appropriate in this case.
- 6.4.5 The Majors housing SPG section 2.3.32 supports (in exceptional circumstances) where site constraints make it impossible to provide open space to all dwellings a proportion of dwellings may instead be provided with additional internal area equivalent to the area of the private space requirement of 5sqm ( for 1-2 persons units and an additional 1 sqm for every additional person ) The internal spaces provided for all the units are well above the standard prescribed by the London plan and SPG.
- 6.4.6 Surrounding the existing building is 63 sqm of existing communal external amenity space at ground floor level. In addition, the location of the building means occupants would have immediate access to Downhills Park via the Philip Lane Gate which is adjacent to the application site. The 12-hectare park provides basketball, football and tennis facilities as well as a café.
- 6.4.7 The proposal is considered to provide a high standard of residential accommodation with generous internal spaces, dual aspect accommodation with good daylight and sunlight to habitable rooms, adequate privacy and ample communal and public amenity space nearby.

## **6.5 Parking, highway safety and servicing.**

- 6.5.1 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.
- 6.5.2 DM Policy (2017) DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development parking is

provided for disabled people; and parking is designated for occupiers of developments specified as car capped.

- 6.5.3 The Council's Transportation Team has been consulted and advises that having considered the results of the parking surveys, parking stress is unlikely to be increased to unacceptable level, therefore this proposal with no car parking is considered acceptable and recommended for approval. A condition regarding cycle parking has been added as requested.
- 6.5.4 A bin storage area for refuse and recycling is shown on the submitted drawings. This area is considered sufficient to meet the needs of prospective occupiers. Notwithstanding this further detail of an enclosure for the bins and access arrangements should be secured by condition.
- 6.5.5 The proposal is therefore considered acceptable in terms of parking, highway safety and servicing.

## **6.6 Conclusions**

- 6.6.1 The applicant has demonstrated that the facility is no longer required in its current use and the loss of the D1 community facility (education) would not result in a shortfall of provision in the borough and that the existing facility is no longer viable for community use.
- 6.6.2 The buildings change of use and conversion to self-contained flats will contribute towards the supply of new housing.
- 6.6.3 The proposal will result in the sensitive and considerate renovation and refurbishment of a listed building. It will result in the long-term security and maintenance of the building and would preserve the character and appearance of the listed building in accordance with national and local plan policies.
- 6.6.4 The proposal is considered to provide a high standard of residential accommodation with generous internal spaces, dual aspect accommodation with good daylight and sunlight to habitable rooms, adequate privacy and ample communal and public amenity space nearby.
- 6.6.5 The proposed change of use and conversion of the building to self-contained flats is not expected to impact on the amenities of any neighbours.
- 6.6.6 The proposal will have no significant adverse impacts on parking or highway safety.
- 6.6.7 All other relevant policies and considerations, including equalities or have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **7. CIL APPLICABLE**

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

## **8. RECOMMENDATION**

- 8.1 GRANT PLANNING PERMISSION subject to conditions set out below.

8.2 GRANT LISTED BUILDING CONSENT subject to conditions set out below.

## 9. CONDITIONS & INFORMATIVES

### Planning Conditions for Application HGY/2018/0739

#### 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 & 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 comprise drawing nos: (20)0-101; (20)0-201; (20)0-401; (20)1-201; (20)1-401; (25)M-201; (25)M-202; (25)M-401; (25)M-402; (25)M-403; (25)M-404; (70)M-401; (70)M-402; Site Location Plan; Heritage Impact Statement; Design, Access & Planning Statement; Transport Statement; Lifetime Homes Statement.

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

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

#### 3. PRE-COM Materials Samples (LBH Development Management)

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 above ground 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 consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

#### 4. COMPLIANCE Cycle Parking (LBH Transportation)

The proposed 7 secure and covered cycle parking facilities as set out on plan number (20)0-401 shall be provided prior to the occupation of the use hereby permitted and such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

5. PRE-COM Refuse & Recycling Storage (LBH Development Management)

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

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

**Informatives**

1. INFORMATIVE: Land Ownership.

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

2. 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.

3. 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.

4. 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 3472) to arrange for the allocation of a suitable address.

**Listed Building Conditions for Application HGY/2018/0740**

1. COMPLIANCE Three Year Expiry (LBH Development Management)

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

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

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

The approved plans comprise drawing nos: (20)0-101; (20)0-201; (20)0-401; (20)1-201; (20)1-401; (25)M-201; (25)M-202; (25)M-401; (25)M-402; (25)M-403; (25)M-404; (70)M-401; (70)M-402; Site Location Plan; Heritage Impact Statement; Design, Access & Planning Statement; Transport Statement; Lifetime Homes Statement.

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

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

3. COMPLIANCE Materials (LBH Conservation)

All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

4. PRE-COM Retention and Recording (LBH Conservation)

Prior to the commencement of any works on the building, a scheme for the retention and/or recording of any hidden historic features revealed during the course of works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be progressed in accordance with the approved scheme.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

5. PRE-OCC Heritage Management and Maintenance Plan (LBH Conservation)

Prior to the first occupation of the flats hereby approved, a Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council. The plan shall include a guidance for future occupiers, program for regular survey (ideally every five years), repairs and maintenance of the building following completion of the development.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

6. PRE-COM Schedule and Methodology of Repair Works (LBH Conservation)

Prior to the commencement of any works on the building, a schedule and methodology of all repair works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be progressed in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

### 7. PRE-COM Further Details (LBH Conservation)

Prior to the commencement of any works on the building, further details of openings, partitions and doors where they may interfere with original glazed tiles and cornice or other architectural features of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be progressed in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

### 8. PRE-COM Further Details (LBH Conservation)

Prior to the commencement of any works on the building, further details of:

- joinery, timber and floor repair works including removal of current floor coverings, repair of original flooring, new doors, windows, mouldings and architraves;
- details and specifications for proposed fire protection and sound insulation; and
- the colour and composition of the proposed paint;

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be progressed in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.



## APPENDIX 1 – INTERNAL AND EXTERNAL CONSULTÉES

CONSULTEE	COMMENT	OFFICER RESPONSE
LBH Conservation	<p><b>CONSERVATION COMMENTS</b></p> <p><b>Application Ref:</b> HGY/2018/0739 and 0740 (PP and LBC)  <b>Location:</b> Teachers Centre, 336 Philip Lane, Tottenham  <b>Proposal:</b> Change of Use from D1 to C3 use residential apartments with associated internal works to listed building.  <b>Officer:</b> Gareth Prosser</p> <p><b>Background</b></p> <p>This is a prominent listed building at the intersection of West Green and Philip Lane and is of great architectural importance, being statutorily listed at grade II. The listing includes the front wall and railings.</p> <p>The applicants have submitted a detailed Heritage Impact Statement and Design and Access Statement which I have reviewed as part of the assessment of this application along with the other drawings and specifications. I have also been involved in pre-application discussions with the applicant and architects. I consider the level of information submitted is appropriate and satisfies the requirements of NPPF and this Council.</p> <p><b>Assessment of significance</b></p> <p>Tottenham School Board built Downhills School in 1893 to the designs of the architect Charles Bell on the site of a former house and outbuildings. In 1899, the Board built its headquarters within the grounds of the school, which is the subject of the application. The accompanying heritage statement confirms that following an architectural competition, Thomas E. Murray and Briggs &amp; Wolstenholme were hired to design the current building.</p> <p>The building was taken over by Wisdom School in 2006 to address the under-achievement within the local community. In 2014 the building was converted to a boarding house for boys under a temporary</p>	<p>Comments Noted. Issues are addressed in Section 6 of the report.</p>



	<p>planning permission, which has now expired. The building has been empty for nearly a year now.</p> <p>The building has a square footprint with a decorative façade in brick, terracotta and slates with tall chimney stacks. The front elevation has a projecting five-bay centrepiece with broader single-bay wings and recessed entrances to sides. The ground floor entrance has a central panelled door with top light in lavish round arched and projecting door case of terracotta with Jacobethan details.</p> <p>The façade is lively and features corner oriel windows to either side and is particularly lavish in their use of terracotta decoration, with scroll mouldings and small paned casement. The top floor features a broken terracotta balustraded pediment with brick piers, heavy cornice detail and segmental pediment from which projects a clock. The apex of the roof is finished with a cupola. The front, railings on dwarf, segmental-dished walls with contrasting brick piers and stone gate-piers a part of the composition.</p> <p>Internally, the building has a grand stone staircase with original wrought iron balustrades which continues up to the first floor with a central stained-glass window flowing the whole building with ample day light. The entrance foyer at the ground floor level is an extremely significant space. The interiors are finished with glazed tiling up to dado height. Perhaps the most significant space is the boardroom at the floor level that features original fireplaces, panelling and decorated timber trusses. Several original features are retained within lavatories including original fixtures and fittings.</p> <p>Overall, the building's significance is high and is derived from the following values as per Historic England's 'Conservation Principles, Policies and guidance':</p> <ul style="list-style-type: none"> <li>• Historical Value: Historic associative value through its connection with accomplished architects as well a highly influential school board; illustrative of the history of West Green and Tottenham (high).</li> <li>• Aesthetic Value: High quality surviving exteriors and interiors demonstrative of materials and craftsmanship making positive contribution to local townscape (high).</li> <li>• Communal Value: Important landmark and association with the educational needs of the community (high).</li> <li>• Evidential Value: Purpose built building on grounds of an earlier house but unlikely to reveal any further insight on past activities (medium).</li> </ul> <p><b>Comments:</b></p>	
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	<p>The scheme proposes conversion of the building to flats. Whether this is appropriate in use class and policy terms is a matter to be assessed by the appropriate officers. From a conservation point of view, the change of use and the alterations are likely to cause some impact and can be determined as a low degree of 'less than substantial harm'. However, as part of the works, several of the insensitive alterations, such as the later external fire escape staircase, are being proposed to be reversed. Several hidden features are also proposed to be revealed in situ. As far as possible, new partitions are being created only where required and new openings are created where there is negligible or minimum necessary harm to the historic fabric. Where spaces are most significant, such as the first floor Board Room, the proposal includes free standing units of kitchen and other functional spaces which would have no impact on the historic fabric. As such, the proposal attempts to mitigate the 'less than substantial harm' as far as possible. Overall, the proposal is considered to result in heritage benefits that would provide a new use for the building, sustaining its future.</p> <p>However, the change of use should be used as an opportunity to repair fabric where it has been damaged such as the repair of the balustrade of the eaves level to the front elevation, which is partially broken. Additionally, where new partitions or door entrances interfere with features such as glazed tiles and cornice details, these should be repositioned or re-designed to ensure that the original features are retained.</p> <p>From a conservation point of view, it is considered that the proposed works would facilitate the conversion of the building and ensure its sustainable future. As such, the proposal would preserve the original significance, character and appearance of the building, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990. It is also felt that, by securing the long-term use of the building, the scheme would result in significant heritage benefit in accordance with NPPF Policy 134. However, further repair works are required and this should be conditioned.</p> <p><b>Conclusion:</b> Acceptable from a conservation point of view.</p> <p><b>Conditions:</b> If minded to approve, the following further conditions should be attached:</p> <ol style="list-style-type: none"> <li>1. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.</li> </ol>	
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2. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.
3. Prior to the sale of any of the properties within the converted building, a detailed Management Plan for the future occupants should be submitted to the Council giving clear guidance on the care of the historic fabric within individual flats.
4. Prior to the use or sale of any part of the building, a Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council. The plan shall include a guidance for future occupiers, program for regular survey (ideally every five years), repairs and maintenance of the building following completion of the development.
5. Prior to the commencement of the works, a detailed comprehensive schedule and methodology of all repair works, internal and external should be submitted to the Council for further approval. This should include repair to the fabric such as the external balustrade on the front elevation at eaves level.
6. Prior to the commencement of the works, notwithstanding the approved drawings, further details of openings, partitions and doors should be submitted where they may interfere with original glazed tiles and cornice or other architectural features. These should be submitted to the Council for further approval and in circumstances where there may cause unacceptable loss or harm to features, should be reconsidered or redesigned.
7. Prior to the commencement of the relevant works, the following should be submitted to the Council for further consideration:
  - a. details on joinery, timber and floor repair works including removal of current floor coverings, repair of original flooring, new doors, windows, mouldings and architraves;
  - b. details and specifications for proposed fire protection and sound insulation; and
  - c. the colour and composition of the proposed paint.

**Nairita Chakraborty**  
**Principal Conservation Officer**  
**5th April 2018**

LBH Waste Management	<p> <b>From:</b> Planning Support  <b>Subject:</b> FW: Internal Consultation - App ref HGY/2018/0739  <b>Attachments:</b> E_13041444.DOC </p> <p> From: Lester Martin  Sent: 27 March 2018 13:40  Subject: FW: Internal Consultation - App ref HGY/2018/0739 </p> <p>Good Afternoon</p> <p>This application would be covered by the planning department to calculate requirements.</p> <p>I now only cover the more complex developments.</p> <p>Regards</p> <p> Martin Lester  Client &amp; Contract Manager - Waste &amp; Transport </p> <p> Haringey Council  1st Floor, River Park House, 225 High Road N22 8HQ T. 020 8489 5183 E. martin.lester@haringey.gov.uk </p>	Comments Noted. Issues are addressed in Section 6 of the report.
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<p>LBH Transportation</p>	<p><b>From:</b> Begolli Nora  <b>Sent:</b> 11 April 2018 11:41  <b>To:</b> Prosser Gareth  <b>Subject:</b> RE: HGY/2018/0739 - Teachers Centre 336 Philip Lane N15 4AB</p> <p>Our ref: HGY/2018/0739  Site location: Teachers Centre, 336 Philip Lane, London, N15 4AB  Proposal: Change of Use from D1 to C3 use residential apartments with associated internal works to listed building.</p> <p>-----  Submitted dwg and doc: 10641 (20)0-101; 10641 (20)0 -201; 10641 (20)0 -401; 10641 (20)1-201; 10641 (20)1 -401; 10641 (25)M -401; 10641 (25)M -402; 10641 (25)M -403; 10641 (25)M -404; 10641 (70)M -401; 10641 (70)M -402; Design, Access, and Planning Statement, Transport Statement, Heritage Statement / Impact Assessment and Lifetime Homes Assessment.</p> <p>-----  This proposal is for change of use from D1 (Non-residential institutions) to C3 (residential), consisting of 4 one bed and 2 two bed. There are no proposed changes, to/from the public highway.</p> <p>There is no off-street car parking which facilitates the existing use.</p> <p>The Public Transport Accessibility Level (PTAL) at this address is 2, derived using TfL's WebCAT (base year 2011) with several bus routes included in the PTAL calculations. Bus routes nearby are: 67;41;230;341;W4. D&amp;A includes a map which shows both Turnpike Lane and Seven Sisters underground stations to be 15 minute walking distance away from the site, those were not included in the PTAL calculation, because the distance is further away than the set parameters allow.</p> <p>The following policies of Development Management DPD (Jan 2016), of the London Borough of Haringey, were considered when assessing this proposal:</p> <p>Policy DM 2- Accessible and Safe Environments of the development Management DPD  Policy DM 31- Sustainable Transport, encourages improving links, to enable road users to use sustainable modes of transport.  Policy DM 32-Parking, of Development Management DPD indicates that proposals with limited or no parking would be acceptable, if PTL is at least 4 and the site is within the CPZ.  Including, Policy 6.13 of the London Plan, which sets out car parking standards and strategic direction to facilitate new developments with appropriate levels of parking.</p> <p>The proposal includes no off-street car parking. The submitted Transport Statement concludes that there are parking spaces available in the vicinity, following parking surveys.</p> <p>Having considered the results of the parking surveys, parking stress is unlikely to be increased to unacceptable level, therefore this proposal with no car parking is considered acceptable.</p> <p><u>Cycle parking</u>- London plan includes cycle parking standards (Table 6.3) for residential development, with provision of: 1 cycle parking space for studios and 1 bed units; 2 cycle parking spaces for larger units.  Cycle parking to be provided in accordance with the London Plan standards. 7 secure covered cycle spaces have been provided in accordance with the London Plan standards, and shown on the proposed drawing with ref: (20)0-401.</p> <ul style="list-style-type: none"> <li>• Please include a Condition: Cycle parking- must be in place prior to occupation, and retained thereafter.</li> </ul>	<p>Comments Noted. Issues are addressed in Section 6 of the report.</p>
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	<p><u>Refuse/recycling</u>- Bin storage area for refuse and recycling, is shown on the submitted drawing with ref: (20)0-401. The area is consider closer than 10m, nevertheless the collection point to be agreed with the service provider.</p> <p><b>Recommendations</b> On behalf of Highways Authority, I recommend this proposal for approval.</p>	
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<b>LBH Education</b> <b>(School Places</b> <b>Planning Lead)</b>	<p><b>From:</b> Planning Support  <b>Subject:</b> FW: Internal Consultation - App ref HGY/2018/0739 Teachers Centre 336 Philip Lane N15 4AB</p> <p>From: Shasha Nick  Sent: 11 May 2018 12:38  To: Prosser Gareth  Subject: RE: Internal Consultation - App ref HGY/2018/0739 Teachers Centre 336 Philip Lane N15 4AB  -----</p> <p>Dear Gareth</p> <p>Thank you for forwarding on your latest planning application (App ref HGY/2018/0739 Teachers Centre 336 Philip Lane N15 4AB)</p> <p>I OBJECT to the planning application for the following reasons:</p> <ul style="list-style-type: none"> <li>• From a school place planning perspective a critical issue for both primary and secondary place planning is the flexibility to cope with fluctuating school roll numbers. In recent years this volatility has increased and any ceding of schools estate is likely to undermine our dynamic response to providing school places as and precisely when they are needed; this is underpinned by a need to address rising SEN demand from within our Haringey population and the resultant sensibility of looking at all buildings with a current education use to see if and how they might contribute towards this demand looking forward.</li> <li>• We share the potential safeguarding concerns that other respondents have stated in this planning application given the proximity of the building to Harris Primary Academy Philip Lane.</li> <li>• We also share the concerns of local residents that any change in planning designation would result in the broader loss of a potential community resource</li> <li>• The building is of genuine historic and architectural significance to the local ward and we are concerned that development of this building could be unsympathetic to this and be detrimental to the community as a whole.</li> </ul> <p>Many Thanks</p> <p>Nick</p> <p>Nick Shasha  Schools Places Planning Lead</p> <p>Haringey Council  Alexandra House  10 Station Road  London N22 7TY</p>	Comments Noted. Issues are addressed in Section 6 of the report.
<b>Comments</b>		Comments

<p><b>from Cllr Sarah Williams West Green Ward</b></p>	<p><b>From:</b> Planning Support <b>Subject:</b> FW: HGY/2018/0740</p> <p><b>From:</b> Cllr Williams Sarah <b>Sent:</b> 16 May 2018 10:22 <b>To:</b> Prosser Gareth <b>Subject:</b> HGY/2018/0740</p> <p>Dear Gareth</p> <p>I'm writing to you to object to the change of use planning application for the Teachers Centre in Philip lane. Built in 1877 for educational use, the Grade 2 listed building sits overlooking Windrush Gardens and directly abuts Harris Primary Philip Lane' playground. The building has been in use as an education facility both for teachers and student: for nearly 150 years. Haringey needs flexibility in its education facilities (changing pupil numbers etc.) and this building can assist in that. A change of use to residential is an irreversible decision; this historic facility will be lost permanently.</p> <p>Kind regards Cllr Sarah Williams</p>	<p>Noted. Issues are addressed in Section 6 of the report.</p>
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**From:** Cllr Williams Sarah  
**Sent:** 04 July 2018 13:56  
**Subject:** HGY/2018/0739

Hi Gareth

In response to Don Orike' comments on application 0739, change of use, Former Teacher's Centre.

**Ownership**

Although now owned by Axis Education Trust, LBH sold the building in 2006 on the understanding that it would benefit local children with the education it provided. The Trust did not manage to run the school successfully, so in 2014 changed to a private school model. This was also unsuccessful. The Trust's lack of educational success is not a reason for change of use.

**History**

The building was initially used by Tottenham school board, the modern equivalent of this is governing bodies. Governing bodies run schools, they are essential to education and it is simply untrue to suggest otherwise. The building is known as 'Former Teacher's Centre', because it was used as a teacher training centre for most of its existence, it has also been used for Youth training.

**Change of Use**

It is true that the Trust did not allow public access which is a huge shame, because festivals, such as Winter festival (turning on the lights) on West Green Common (Windrush Gardens), were always hosted from within the Former Teacher's Centre, these events gave the community opportunities to enjoy the fantastic internal architecture. If change of use consent is granted, the public will NEVER have access to the Former Teacher's Centre.

**Heritage Impact**

Although the proposed plans, if implemented, do not destroy listed assets, members of the public, the COMMUNITY will not get to benefit from them as they will NEVER have access.

**Safeguarding of Pupils at the Adjoining School**

With educational use, the adults in the Former Teacher's Centre will be education professionals, with appropriate safeguarding checks in place. With change of use to residential anyone could live in the building, the school will have no guarantee as to their suitability.

**Transport/refuse**

There is not extra capacity for parking in adjacent streets.

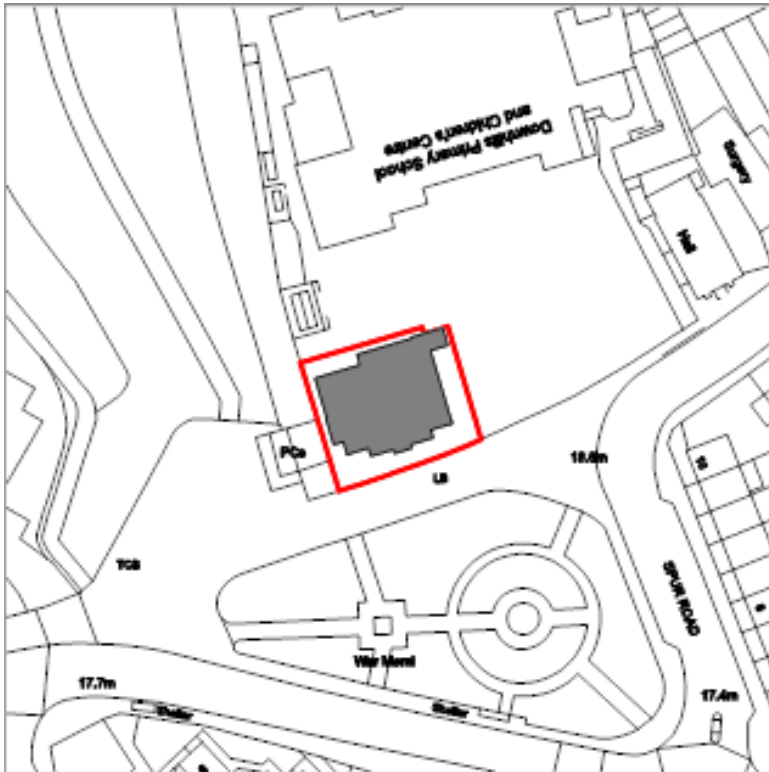
Cllr Sarah Williams  
 West Green Ward

<p><b>Comments from Cllr Julie Davies St Ann's Ward</b></p>	<p><b>From:</b> Planning Support  <b>Subject:</b> FW: Teachers' Centre/Wisdom School - Phillip Lane HGY/2018/0739 &amp; HGY/2018/0740</p> <p><b>From:</b> Cllr Davies Julie  <b>Sent:</b> 16 May 2018 17:18  <b>Subject:</b> Teachers' Centre/Wisdom School - Phillip Lane</p> <p>Dear Gareth,</p> <p>HGY/2018/0740</p> <p>I am writing to object to the application to change of use application for the Teachers' Centre which is on the edge of St Ann's ward and close to my home. Tottenham's Civic buildings are an important part of its heritage and the building, which fronts on to West Green Common/Windrush Rose Gardens, is a municipal presence which enhances the streetscape.</p> <p>There are huge impracticalities with converting this beautiful listed building into flats. The road outside has been reconfigured since the Wisdom School bought the building and it is hard to see how residents would park their cars or store their bins without disfiguring what has become an attractive part of West Green. The council should be doing its utmost to maintain a civic presence in Tottenham and I would like to see this building returned to community use.</p> <p>Best wishes,</p> <p>Julie</p> <p><b>Cllr Julie Davies St Ann's Ward</b></p>	<p>Comments Noted. Issues are addressed in Section 6 of the report.</p>
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<p><b>Comments from Cllr Elin Weston Hornsey Ward Cabinet Member for Children &amp; Families</b></p>	<p><b>From:</b> Planning Support  <b>Subject:</b> FW: Planning application HGY/2018/0740</p> <p><b>Importance:</b> High</p> <p><b>From:</b> Cllr Weston Elin  <b>Sent:</b> 24 May 2018 17:45  <b>Subject:</b> Planning application HGY/2018/0740  <b>Importance:</b> High</p> <p>Dear Gareth,</p> <p>I am writing to object to planning application HGY/2018/0740 which seeks a change of use for the site from D1 educational use to C3 residential use.</p> <p>I am concerned about this, firstly, on safeguarding grounds. The site in question is immediately adjacent to the grounds of Harris Primary Academy Philip Lane – it is imperative that the safety of the children attending the school is not compromised. I would ask that consideration is given as to whether permitting a change of use which would lead to residential development overlooking the school grounds would support this aim.</p> <p>Secondly, I do not believe that this application is consistent with the Council’s planning policy, specifically policy DM 49: Managing the provision and quality of community infrastructure.</p> <p>DM 49 (A) states: “The Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community.”</p> <p>As far as I am aware, this application does not provide for a replacement facility which could be used for educational use. If this D1 classification is lost, it will be impossible to reverse that decision, leading to an overall loss of social and community facilities which would not be consistent with planning policy.</p> <p>DM 49 (B) states: “Where a development proposal may result in the loss of a facility, evidence will be required to show that:</p> <ul style="list-style-type: none"> <li>• A: The facility is no longer required in its current use;</li> <li>• B: The loss would not result in a shortfall in provision of that use; and</li> <li>• C: The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site.”</li> </ul> <p>The current application cannot demonstrate that these conditions are satisfied. The educational needs of the borough change over time, and it is vitally important that sites that are available for educational use remain available for that purpose to enable the Council to meet the needs of children and young people in the borough and to support the provision of education. The loss of this site for educational use would result in a reduction of provision for that purpose, and would reduce the ability of the authority to respond to fluctuating educational needs whether viewed from the perspective of school place planning, for example, or from the range of different educational provision that may be required to support our young people. There is nothing to suggest that the existing facility is not viable in its current use.</p>	<p>Comments Noted. Issues are addressed in Section 6 of the report.</p>
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APPENDIX 2 – PLANS 7 IMAGES



Site Location Plan



Proposed Ground Floor Plan



**Proposed First Floor Plan**



**Proposed Front Elevation**



*View looking north-west towards the south elevation of the former Education Offices.*



*View looking north-east towards the south elevation.*



*Detail of the boundary wall and railings – included within the listing.*



*View of the east elevation. The fire escape stairs and ramp are modern intrusive interventions.*

## Exterior Photographs





*View looking north towards the stained-glass window over the main staircase*



*View looking west in the east corridor within Room FD1.*



*View on the half landing of the original main staircase*



*View looking west from Room FD1. The glazed tile dado and ornate door surrounds are continued at first floor level*



*View looking north-west in the main conference hall (Room FD4)*



*Detail of the original fireplace in the conference hall (Room FD4)*

## Interior Photographs





<b>Report for:</b>	<b>Planning Sub Committee</b> <b>Date: 11 March 2019</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Update on major proposals</b>		
<b>Report Authorised by:</b>	<b>Dean Hermitage</b>		
<b>Lead Officers:</b>	<b>John McRory / Robbie McNaugher</b>		
<b>Ward(s) affected:</b>  <b>All</b>		<b>Report for Key/Non Key Decisions:</b>	

## **1. Describe the issue under consideration**

- 1.1 To advise the Planning Sub Committee of major proposals that are currently in the pipeline. These are divided into those that have recently been approved; those awaiting the issue of the decision notice following a committee resolution; applications that have been submitted and are awaiting determination; and proposals which are the being discussed at the pre-application stage.

## **2. Recommendations**

- 2.1 That the report be noted.

## **3. Background information**

- 3.1 As part of the discussions with members in the development of the Planning Protocol 2014 it became clear that members wanted be better informed about proposals for major development. Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2012 (NPPF). Haringey is proposing through the new protocol to achieve early member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information



on major proposals so that members are better informed and can seek further information regarding the proposed development as necessary.

#### **4. Local Government (Access to Information) Act 1985**

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<b>Wellbourne Centre, Ashley Road South and Tottenham Hale Island sites</b>	Strategic Development Partner proposal for Tottenham Hale Masterplan. 5 mixed used proposal including retail, medical centre and residential.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  GLA Stage II submission imminent.	James Hughes	Robbie McNaugher
<b>Iceland, Land at Brook Road, N22 HGY/2017/2886</b>	Redevelopment of site and erection of four independent residential blocks providing 148 residential units.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed but final draft is near completion.  Awaiting GLA Stage II submission (requires S106 being finalised).	Samuel Uff	John McRory
<b>159 Tottenham Lane N8 9BT</b>	Variation of Condition 2 (approved drawings) attached to planning permission HGY/2016/3176, namely to facilitate revised building heights, repositioned flank elevation walls, new green roof and glass balustrade at rear first floor level, relocation of PV panels to main roof, additional rear third floor balcony, changes to overall fenestration (including omission of oriel windows), reconfigured internal layout, reconfigured entrance gates and revised landscaping arrangements with enclosed	S106 outstanding	Valerie Okeiyi	John McRory

	cycle stores to rear. Also variation of Condition 3 (materials), Condition 5 (waste storage), Condition 8 (cycle parking) and Condition 24 (landscaping) attached to planning permission HGY/2016/3176, to reflect proposed changes to approved drawings			
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>Land at Haringey heartlands (Clarendon Gasworks) HGY/2019/0362</b>	Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings D1 and D2, forming Phase 1 of the Eastern Quarter, including the construction of 99 residential units, 439m2 (GIA) of commercial floorspace, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.	QRP taken place.  Consultation period ends: 20/03/2019  Aiming for April Planning Committee.	Valerie Okeiyi Martin Cowie	John McRory
<b>Former BHS, 22-42 High Road HGY/2018/3145</b>	Demolition of the existing buildings and redevelopment to provide part 3-8 storey buildings providing mixed use development, comprising residential accommodation, flexible retail units, flexible workspaces, a hotel, and a public courtyard, with associated site access, car and cycle parking, and landscaping works.	197 Residential units (40% affordable (64% Social Rent & 36% London Living Rent). 134 bed hotel. 525sqm commercial / retail space. Aiming for April Committee. Crossrail Safeguarding issues to be resolved via S106 inclusion of TfL / CR2.  Some additional low carbon / design / management of courtyard and access to amenity details requested.	Samuel Uff	John McRory

<b>423-435 West Green Road (former Red House Care Home) HGY/2018/1126</b>	Proposed erection of four buildings of a maximum 6 storeys in height, and conversion of former public house, to provide a relocated Church and nursery, café, flexible use commercial unit (Use Class A1/A2/B1/D1/D2) and 83 residential units, associated car and cycle parking spaces (including within new basement) and improved connections to adjacent park	Affordable Housing level now over 50%.  Reconsultation taken place.  April committee	Chris Smith	John McRory
<b>Former Newstead's Nursing Home, Broadlands Road HGY/2018/3205</b>	Demolition of existing building and erection of three buildings between two and three storeys in heights to provide ten residential dwellings, private and communal amenity space and other associated development.	Redevelopment and loss of vacant care home acceptable in principle. Design and conservation concerns  Concern over underdevelopment of the site.  Awaiting revised plans  Viability report being independently assessed	Valerie Okeiyi	John McRory
<b>Earlham Primary School HGY/2018/3112</b>	EFA proposal for replacement 2-storey new school.  Require use of adjoining playing fields (MOL) for temporary construction compound and access (although PD) as well as temporary school play area.	Principle acceptable. Energy issues resolved.  11 March planning committee	Tobias Finlayson	John McRory
<b>Ashley Park</b>	80 residential units as final part of Ashley Road South Masterplan.	March/April planning committee	Nathaniel Baker	Robbie McNaugher
<b>67 Lawrence</b>	Variation of Condition 2 pursuant to planning	Viability assessment being	Valerie Okeiyi	John McRory

<b>Road N15 HGY/2018/3655</b>	permission dated 17 January 2018 (ref: HGY/2016/1212) to substitute drawings involving separation of the live/work units, reduction in width of vehicle access, reconfiguration of the bin store, and provision of additional bicycle storage and basement plant room (amended floorspace figure of 6,643 GIA)	independently assessed  Draft S106 with the applicants		
<b>45-63 Lawrence Road N15 HGY/2018/3654</b>	Variation of Condition 2 pursuant to planning permission dated 17 January 2018 (ref: HGY/2016/1213) to substitute drawings involving reduction of number of units to 75, rearrangement of bicycle storage, slight reduction of building mass, alterations to dwelling layouts and sizes, slight amendments to the public realm, and other minor amendments to the approved scheme	Viability report being independently assessed  Draft S106 with the applicants	Valerie Okeiyi	John McRory
<b>Tottenham Chances 399-401 High Road N17 HGY/2018/1582</b>	Refurbishment of existing premises and extensions to provide 24 flats	Principle acceptable. Amended plans have been submitted for review.  Viability report being independently assessed	Valerie Okeiyi	John McRory
<b>Tottenham Hale Station</b>	Various alterations to existing consent	Conditions under discussion.	Gareth Prosser	Robbie McNaughton
<b>Mowlem Trading Estate HGY/2018/0683</b>	Section 73 planning application - Variation of a Condition 2 (plans and specifications) attached to planning application ref. HGY/2014/1648 to: increase car parking to Unit A from 13 to 17; decrease no. of disabled parking bays from 2 to 1; secure parking area; external storage up to 5m proposed along the northern and eastern boundaries and parking island; and amendment to servicing.	Draft 106 sent	Laurence Ackrill	John McRory

IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
<b>19 Bernard Road N15 4NE</b>	Demolition of existing building. Erection of 3 commercial units and 53 residential units - Part 4/Part 5/Part 6 storey building and associated amenity, landscaping and cycle parking areas.	Pre-application guidance issued January 2019. Development Management Forum on 4 <sup>th</sup> March 2018. Application expected mid March 2019.	James Hughes	Robbie McNaugher
<b>Former Taxi Care Centre, 38 Crawley Road</b>	Residential development for 28 units including pedestrian/cycle link through the site to connect with Lordship Rec. Max four storeys. Includes masterplan demonstrating wider development of site allocation (Barber Wilson – SA60).	Principle acceptable subject to compliance with DM40 (loss of non-designated employment) and site allocation.  PPA signed. Chairs Review and PAC imminent. Submission expected mid March 2019.	Chris Smith	John McRory
<b>1-6 Crescent Mews, N22</b>	Redevelopment of site to create residential development comprising approximately 30 residential units	Redevelopment acceptable in principle; Loss of employment requires justification.	Valerie Okeiyi	John McRory
<b>Hornsey Parish Church, Cranley Gardens, N10</b>	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle acceptable. QRP raised a number of issues	Valerie Okeiyi	John McRory
<b>Clarendon Gasworks (Eastern Quarter)</b>	Reserved Matters application to be submitted April 2019 for blocks D3 and D4 only of the eastern quarters.	Pre-application discussions taking place on the eastern quarters  April submission	Valerie Okeiyi	John McRory

<b>22, 22a &amp; 24 Broadlands Road and 13 Denewood Road</b>	Revised scheme for circa 29 over 55 'downsizing' apartments that now retains buildings based on previous advice as they positively contribute to the Highgate CA.	Further revisions required due to primarily conservation and design concerns as well as questioning demand for over 55s	Tobias Finlayson	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>175 Willoughby Lane</b>	Provision of 4,530 sqm (GIA) of industrial floor space, provided at ground and mezzanine level, with HGV access incorporated through the floorplan. The upper levels propose to include two levels totalling 3,160 sqm (GIA) of commercial (B1) floorspace and 188 residential units, reaching up to eleven storeys (above ground industrial level).	Pre-app meeting held 8 <sup>th</sup> Jan. Letter being drafted.	Chris Smith	Robbie McNaugher
<b>867-869 High Road N17 8EY (Former Sainsbury's supermarket site)</b>	Hybrid planning application - 300 residential units + approximately 120m <sup>2</sup> commercial uses, approximately 60 car parking spaces and up to 500 cycle spaces. Height Range of 3 – 6 storeys and there would be a taller building of approximately 26 storeys.	Further pre-application guidance to be issued early March 2019	James Hughes	Robbie McNaugher
<b>78-92 Stamford Road</b>	Demolition of existing two storey buildings and erection of part 3 storey and part 7 storey mixed use building consisting of 1997sqm of commercial space (including 5no tethered residential units) and 34 residential flats (17x1bed, 10x2bed, 7x3bed).	Pre-app meeting 4 <sup>th</sup> Feb.	Chris Smith	Robbie McNaugher
<b>48-54 High Road, Wood Green</b>	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space.	Principle acceptable – pre-app letter issued. Revised scheme to be submitted.	Chris Smith	John McRory



<b>Somerlese Courtenay Avenue N6 4LP PRE/2018/0241</b>	Replacement house on the site of Somerlese in Courtenay Avenue.	Meeting undertaken. Proposed massing and scale largely within existing footprint however changes to character and appearance is considered unacceptable.  Pre-app report issued on amended proposal.	Gareth Prosser	John McRory
<b>48-50 Park Avenue, N22</b>	Demolition of existing buildings and redevelopment of the site to provide 18 residential units, arranged of a single block of accommodation.	Demolition requires justification before principle of development is accepted.	Chris Smith	John McRory
<b>Braemar Avenue Baptist Church, Braemar Avenue.</b>	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m2) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements.	Pre-application discussions taking place - principle of demolition is considered acceptable subject to a high quality replacement building being built. The principle of residential is considered acceptable. One of the main issues relates to the loss of a number of large trees.	Valerie Okeiyi	John McRory
<b>25-27 Clarendon Road off Hornsey Park Road</b>	The demolition of existing buildings and structures and the comprehensive mixed redevelopment of the site to deliver a new part 6, part 8 storey building comprising office (Class B1) and flexible retail/café (Class A1/A3) floor space on ground floor level and circa 50 residential units (Class C3) on upper floor levels.	Pre-application discussions taking place – principle acceptable – discussions around strategic planning of the site and surrounding area required.	Valerie Okeiyi	John McRory
<b>300-306 West</b>	Demolition of existing buildings and erection of a	Pre-application discussions	Valerie Okeiyi	John McRory

<b>Green Road N15</b>	part three/ part four / part five storey building comprising 868.4sqm of retail/builders merchants at ground and basement level, 331.7sqm of B1 office space at first floor level and nine residential flats at second, third and fourth floor levels	taking place - principle of demolition is considered acceptable subject to a high quality replacement building being built. The principle of a residential led mixed-use development on this site is considered acceptable.		
<b>Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Omega Works sites, Haringey Warehouse District</b>	Warehouse Living and other proposals across several sites.	Principle maybe acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy. The applicant is addressing this.	Nathaniel Baker	Robbie McNaugher
<b>Peacock Industrial Estate, White Hart Lane</b>	Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space.	Pre-application note issued. Further pre-application advice sought from applicant.	James Hughes	Robbie McNaugher
<b>157-159 Hornsey Park Road</b>	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Valerie Okeiyi	John McRory
<b>311 Roundway</b>	Mixed Use Redevelopment – 66 Units	Pre-application meeting has taken place. Concerns remain around a lack of comprehensive development. Officers have met with one landowner to seek a masterplanned approach.	Martin Cowie	Robbie McNaugher

<b>High Road West</b>	Comprehensive redevelopment of site for residential led mixed-use scheme	Pre-application discussions taking place.	Martin Cowie	Robbie McNaugher
<b>Garage adjacent to 555 White Hart Lane N17</b>	Redevelopment of White Hart Lane Service Station and associated shop to mixed use scheme. Various options including  Opt 1: Retail & 9 Number residential Apartments Opt 2: Retail Supermarket Opt 3: Retail Supermarket Opt 4: Retail & Petrol Station Opt 5: Residential - 9 Terraced houses Opt 6: Retail, Petrol station & 9 no Residential apartments	Pre-application meeting held – principle unacceptable due to being Locally Significant Industrial Site and also poor design and amenity	Tobias Finlayson	John McRory
<b>The National Hotel 17- 19 Queens Avenue N10 3PE</b>	Demolition of the existing garages to the rear of the site and the change of use of the building from a hotel (Class C1) to residential, together with a single storey rear extension, installation of 2 no. flat roof rear dormers, and minor external alterations to create 5 x 1-bed, 8 x 2-bed and 2 x 3-bed (duplex) flats, reconfiguration of existing car parking to rear and provision of cycle parking, landscaping and other associated works	Pre-application meeting held – principle acceptable although conservation, design and parking issues need to be resolved.	Tobias Finlayson	John McRory
<b>3 Colney Hatch Lane</b>	Demolition of existing house and erection of 24 flats	Pre-app meeting held Unacceptable in terms of principle (garden land), conservation and design and parking	Tobias Finlayson	John McRory
<b>90 Fortis Green N2 9EY</b>	Demolition of the existing buildings to allow the erection of two residential buildings (Class C3) of part 4, part-5, and part-6 storeys to provide 71	Pre-application meeting held – principle likely acceptable although conservation, design	Tobias Finlayson	John McRory

	residential units with associated open space, disabled car parking and landscaping.	and parking issues need to be resolved.		
<b>APPEALS and JRs</b>				
<b>Goods Yard 36 and 44-52 White Hart Lane</b>  <b>HGY/2018/0187 HGY/2018/0188</b>	Hybrid Application (layout, scale, appearance, landscaping and access within the site reserved 330 residential units + Conservation Area Demolition. Non- determination appeal	Statement of Common Ground due to PINS 13.03.2019. Public Inquiry 05/2019.	James Hughes	
<b>26-28 Brownlow Road</b>  <b>HGY/2018/0309</b>	Demolition of existing buildings; erection of a part-3 and part-4 storey building with additional inset top floor comprising 27 flats; erection of 3 detached dwellings to the rear with 4 parking spaces, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear	Written representations requested by appellant  No start date as yet	Tobias Finlayson	
<b>44-46 High Road</b>  <b>HGY/2018/1472</b>	Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development.	Public Inquiry:  Con on 31 <sup>st</sup> January.  Statement of Case due 8 <sup>th</sup> March  Potential Inquiry dates: 20 <sup>th</sup> May, 9 <sup>th</sup> September or 7 <sup>th</sup> October	Nathaniel Baker	

# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 28/01/2019 AND 22/02/2019

#### BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

In addition application case files are available to view print and download free of charge via the Haringey Council website:  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility .  
Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 5504,  
9.00am - 5.00pm, Monday - Friday.

Please see Application type codes below which have been added for your information within each Ward :

#### Application Type codes:

ADV	Advertisement Consent
CAC	Conservation Area Consent
CLDE	Certificate of Lawfulness (Existing)
CLUP	Certificate of Lawfulness (Proposed)
COND	Variation of Condition
EXTP	Replace an Extant Planning Permission
FUL	Full Planning Permission
FULM	Full Planning Permission (Major)
LBC	Listed Building Consent
LCD	Councils Own Development
LCDM	(Major) Councils Own Development
NON	Non-Material Amendments
OBS	Observations to Other Borough
OUT	Outline Planning Permission
OUTM	Outline Planning Permission (Major)
REN	Renewal of Time Limited Permission
RES	Approval of Details
TEL	Telecom Development under GDO
TPO	Tree Preservation Order application works

#### Recommendation Type codes:

GTD	Grant permission
REF	Refuse permission
NOT DEV	Permission not required - Not Development
PERM DEV	Permission not required - Permitted
PERM REQ	Development
RNO	Permission required
ROB	Raise No Objection

WARD: **Alexandra****CLUP Applications Decided: 2**

Application No: **HGY/2019/0256** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 30/01/2019  
 Location: 35 Rhodes Avenue N22 7UR  
 Proposal: Certificate of Lawfulness for proposed hip to gable and rear dormer to facilitate a loft conversion with rooflights.

Application No: **HGY/2019/0399** Officer: Jon Skapoullis  
 Decision: PERM DEV Decision Date: 15/02/2019  
 Location: 311 Alexandra Park Road N22 7BP  
 Proposal: Certificate of lawfulness for proposed rear dormer window and hip to gable roof alteration and insertion of 4 x rooflights to the front roofslope.

**FUL Applications Decided: 12**

Application No: **HGY/2018/3501** Officer: Shay Bugler  
 Decision: GTD Decision Date: 11/02/2019  
 Location: 14 Elms Avenue N10 2JP  
 Proposal: Erection of a storey rear extension with raised patios, stairs to garden, roof window and garden store.

Application No: **HGY/2018/3765** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 31/01/2019  
 Location: 86 Alexandra Park Road N10 2AD  
 Proposal: Variation of conditions 2 (approved plans) and 4 (fixed window details) of planning permission reference HGY/2017/2762 to amend the approved north-facing window on Building 2 (converted outbuilding) to be fitted with an opening restrictor which allows for full opening in emergencies only, in order to comply with building regulations.

Application No: **HGY/2018/3779** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 07/02/2019  
 Location: 308 Alexandra Park Road N22 7BD  
 Proposal: Conversion of existing dwelling house into 3 x flats (1x 2b3P; 1x2B4P; 1X3B6P) with associated single storey rear extension, first floor roof terrace with privacy screens, associated external alterations to building including replacement of first floor rear elevation window with glazed doors; insertion of additional window at rear side elevation of first floor; alterations to front door; alterations to existing front garden and access steps; provision of refuse and recycling storage, and covered cycle parking store, to front garden.

Application No: **HGY/2018/3795** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 12/02/2019  
 Location: 47 Palace Gates Road N22 7BW  
 Proposal: Construction of a single storey rear and side extension

Application No: **HGY/2019/0038** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 06/02/2019  
 Location: Flat A 20 Coniston Road N10 2BP  
 Proposal: Loft conversion with a new dormer and rooflights and the creation of an enclosed terrace.

Application No:	<b>HGY/2019/0045</b>	Officer:	Roland Sheldon	Decision Date:	05/02/2019
Decision:	GTD				
Location:	82 Victoria Road N22 7XF				
Proposal:	Erection of single storey rear ground floor side infill extension.				
Application No:	<b>HGY/2019/0049</b>	Officer:	Samuel Uff	Decision Date:	11/02/2019
Decision:	GTD				
Location:	14 Curzon Road N10 2RA				
Proposal:	Single storey infill and rear extension.				
Application No:	<b>HGY/2019/0055</b>	Officer:	Samuel Uff	Decision Date:	31/01/2019
Decision:	GTD				
Location:	41 Harcourt Road N22 7XW				
Proposal:	Erection of single storey infill and rear extension.				
Application No:	<b>HGY/2019/0059</b>	Officer:	Samuel Uff	Decision Date:	15/02/2019
Decision:	GTD				
Location:	1 Thirlmere Road N10 2DL				
Proposal:	Rear roof extensions to main roof and roof of outrigger				
Application No:	<b>HGY/2019/0061</b>	Officer:	Laurence Ackrill	Decision Date:	12/02/2019
Decision:	GTD				
Location:	84 Vallance Road N22 7UG				
Proposal:	Proposed loft conversion with hip to gable incorporating rear dormer. Removal of existing conservatory and replacement single storey rear extension.				
Application No:	<b>HGY/2019/0079</b>	Officer:	Roland Sheldon	Decision Date:	11/02/2019
Decision:	GTD				
Location:	8 Grove Avenue N10 2AR				
Proposal:	Demolition of existing single storey side return, erection of single storey ground floor side return and single storey ground floor rear extension.				
Application No:	<b>HGY/2019/0124</b>	Officer:	Roland Sheldon	Decision Date:	15/02/2019
Decision:	GTD				
Location:	Flat A 97 Rosebery Road N10 2LD				
Proposal:	Removal of existing and erection of replacement single storey ground floor rear extension.				

**NON Applications Decided: 1**

Application No:	<b>HGY/2019/0243</b>	Officer:	Laurence Ackrill	Decision Date:	29/01/2019
Decision:	GTD				
Location:	Flat 18 + 19 Anderton Court Alexandra Park Road N22 7BE				
Proposal:	Non-material amendment following grant of planning permission HGY/2014/3507 involving a change in material to roof terrace screen to be glazed throughout.				

**Total Applications Decided for Ward: 15**

**WARD: Bounds Green**

**CLUP Applications Decided: 1**

Application No: **HGY/2019/0267** Officer: Laina Levassor  
 Decision: PERM REQ Decision Date: 14/02/2019  
 Location: 37 Richmond Road N11 2QR  
 Proposal: Certificate of Lawfulness for proposed single storey rear extension.

**FUL Applications Decided: 10**

Application No: **HGY/2018/2356** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 08/02/2019  
 Location: 38 Myddleton Road N22 8NR  
 Proposal: Change of use of a single dwellinghouse to 1 x 3 bedroom and 2 x 1 bedroom self-contained flats; enlargement of an existing basement; erection of a single storey side/rear extension; alterations to side and rear fenestration.

Application No: **HGY/2018/2625** Officer: Samuel Uff  
 Decision: GTD Decision Date: 05/02/2019  
 Location: 5 Brownlow Road N11 2ET  
 Proposal: Erection of a lower ground floor rear extension to create a self-contained flat

Application No: **HGY/2018/3306** Officer: Samuel Uff  
 Decision: GTD Decision Date: 15/02/2019  
 Location: 34 Clarence Road N22 8PL  
 Proposal: Excavation of basement below existing and extended dwelling; part single storey, part two storey rear extension; side dormer; installation of 1 x front, 1 x rear & 1 x central lightwell; 1 x front rooflight (following removal of existing); installation of PV solar panels to the roof of the proposed rear extension; and restoration of the existing frontage (including demolition of existing porch)

Application No: **HGY/2018/3748** Officer: Tania Skelli  
 Decision: GTD Decision Date: 05/02/2019  
 Location: 86 Clarence Road N22 8PW  
 Proposal: Excavation to enable the erection of two storey side extension with roof terrace, screening, external staircase and associated boundary treatment; relocated entrance to flat 86B, in association with alterations to windows and doors and creation of gated (pedestrian) access from highway; reconfiguration and landscaping of gardens and refuse arrangements; and installation of 3 x rooflights to the main roof (Class C3).

Application No: **HGY/2019/0012** Officer: Samuel Uff  
 Decision: REF Decision Date: 07/02/2019  
 Location: Flat 5 119 Whittington Road N22 8YR  
 Proposal: Erection of first floor rear extension

Application No: **HGY/2019/0056** Officer: Shay Bugler  
 Decision: GTD Decision Date: 22/02/2019  
 Location: 18A Imperial Road N22 8DE  
 Proposal: Demolition of existing rear conservatory and erection of a new single storey rear extension.

Application No: **HGY/2019/0058** Officer: Shay Bugler  
 Decision: GTD Decision Date: 04/02/2019  
 Location: First Floor Flat 39 Whittington Road N22 8YS  
 Proposal: Erection of a rear dormer extension with 2 rooflights



Application No: **HGY/2019/0060** Officer: Shay Bugler  
 Decision: GTD Decision Date: 07/02/2019  
 Location: 26 Herbert Road N11 2QN  
 Proposal: Demolition of side extension and erection of a wrap around extension.

Application No: **HGY/2019/0064** Officer: Shay Bugler  
 Decision: REF Decision Date: 07/02/2019  
 Location: 127-129 Myddleton Road N22 8NG  
 Proposal: Erection of a 2nd floor rear extension and internal alterations to form 2no. additional flats.

Application No: **HGY/2019/0067** Officer: Shay Bugler  
 Decision: REF Decision Date: 12/02/2019  
 Location: 43 Cheshire Road N22 8JJ  
 Proposal: Change of use of single dwelling house ( C3 use class) as a House in Multiple Occupation ( C4 Use class) and erection of a 1st floor rear extension.

**NON Applications Decided: 1**

Application No: **HGY/2019/0241** Officer: Samuel Uff  
 Decision: GTD Decision Date: 14/02/2019  
 Location: 51 Clarence Road N22 8PG  
 Proposal: Non material amendments to the side and rear window specifications and to the skylight specifications on the flat roof of the rear extension, as well as positioning of skylight on flat roof of rear extension as approved under planning permission HGY/2016/4075.

**PNE Applications Decided: 1**

Application No: **HGY/2019/0144** Officer: Laina Levassor  
 Decision: PN GRANT Decision Date: 13/02/2019  
 Location: 40 Cornwall Avenue N22 7DA  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.717m, for which the maximum height would be 3.619m and for which the height of the eaves would be 2.5m

**RES Applications Decided: 1**

Application No: **HGY/2019/0051** Officer: Shay Bugler  
 Decision: GTD Decision Date: 12/02/2019  
 Location: Orchard Court Clarence Road N22 8PN  
 Proposal: Approval of details pursuant to conditions 4 (Refuse and Waste Storage and Recycling Facilities) and 5 Secure and Covered Cycle Parking Facilities) attached to planning permission HGY/2016/4049

**TEL Applications Decided: 1**

Application No: **HGY/2019/0272** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 31/01/2019  
 Location: Bounds Green Court Bounds Green Road N11 2EX  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the removal and replacement of the existing stub tower and 3No antennas with 12No upgraded antennas located on new steelwork on the rooftop, the relocation of 1NO existing dish antenna to be located on the new steelwork and ancillary development thereto

**Total Applications Decided for Ward: 15**

WARD: **Bruce Grove**

**CLDE Applications Decided: 2**

Application No: **HGY/2019/0361** Officer: Laina Levassor  
 Decision: GTD Decision Date: 12/02/2019  
 Location: 78 Broadwater Road N17 6ET  
 Proposal: Certificate of Lawfulness for existing use as two self-contained flats.

Application No: **HGY/2019/0475** Officer: Laina Levassor  
 Decision: GTD Decision Date: 21/02/2019  
 Location: 33 Forest Gardens N17 6XA  
 Proposal: Certificate of Lawfulness for use as two self-contained flats

#### CLUP Applications Decided: 2

Application No: **HGY/2019/0179** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 11/02/2019  
 Location: 20 St Margarets Road N17 6TY  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front rooflights

Application No: **HGY/2019/0381** Officer: Jon Skapoullis  
 Decision: PERM DEV Decision Date: 15/02/2019  
 Location: 18 Strode Road N17 6TZ  
 Proposal: Certificate of lawfulness for proposed rear dormer extension.

#### FUL Applications Decided: 9

Application No: **HGY/2018/2080** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 28/01/2019  
 Location: 1 Bruce Grove N17 6RA  
 Proposal: Full Planning application for the change of use from an A1 to an A1/A3/A4 use and replacement of an existing commercial shopfront unit and changes to the interior and roof of the ground floor shop, with associated refuse facilities and improvements to forecourt.

Application No: **HGY/2018/2921** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 04/02/2019  
 Location: 60 Greyhound Road N17 6XW  
 Proposal: Demolition of existing industrial building, and erection of a 3 storey block comprising 6 self-contained flats, with landscaping and refuse/cycle storage facilities.

Application No: **HGY/2018/3790** Officer: Samuel Uff  
 Decision: GTD Decision Date: 29/01/2019  
 Location: 15 Napier Road N17 6YG  
 Proposal: Replacement front door

Application No: **HGY/2019/0062** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 12/02/2019  
 Location: 1 Mount Pleasant Road N17 6TR  
 Proposal: Proposed dormer roof extension and the creation of 1 x self-contained residential unit in loft space.

Application No:	HGY/2019/0074	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	13/02/2019
Location:	573 High Road N17 6SB		
Proposal:	External alterations and rear extensions to two dwellings		
Application No:	HGY/2019/0094	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	05/02/2019
Location:	181 Lordship Lane N17 6XF		
Proposal:	Loft conversion including the formation of a rear facing dormer to create an additional unit, together with internal alterations to units 4, 5 and 6.		
Application No:	HGY/2019/0152	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/02/2019
Location:	73 Broadwater Road N17 6EP		
Proposal:	Erection of new residential dwelling on land previously occupied by single garage.		
Application No:	HGY/2019/0155	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	12/02/2019
Location:	81 Clonmell Road N17 6JT		
Proposal:	Erection of a new rear infill extension to side return and a new parapet to the flat roof of the existing rear extension.		
Application No:	HGY/2019/0188	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	15/02/2019
Location:	479-481 High Road N17 6QA		
Proposal:	Change of use of vacant ground floor premises from A 1 (retail) use to a mixed A3/A5 (restaurant and hot food takeaway) use, incorporating replacement shopfront, other alterations to the front elevation of the building and installation of external plant and the erection of an extract duct to the rear.		

**LBC Applications Decided: 1**

Application No:	<b>HGY/2018/2081</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/01/2019
Location:	1 Bruce Grove N17 6RA		
Proposal:	Listed building consent for the change of use from an A1 to an A1/A3/A4 use and replacement of an existing commercial shopfront unit and changes to the interior and roof of the ground floor shop, with associated refuse facilities and improvements to forecourt.		

**RES Applications Decided: 2**

Application No:	HGY/2019/0047	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	31/01/2019
Location:	Construction House 579C High Road N17 6SB		
Proposal:	Approval of details pursuant to condition 5 (Schematic Highway Design - Transportation) attached to planning permission HGY/2017/0670		
Application No:	HGY/2019/0050	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	31/01/2019
Location:	Construction House 579C High Road N17 6SB		
Proposal:	Approval of details pursuant to condition 7 (Transportation - Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2017/0670.		

**Total Applications Decided for Ward: 16**

WARD: **Crouch End****CLUP Applications Decided: 1**

Application No: **HGY/2019/0339** Officer: Jon Skapoullis

Decision: PERM DEV Decision Date: 07/02/2019

Location: 8 Briston Grove N8 9EX

Proposal: Certificate of lawfulness for proposed rear dormer and insertion of 3 x rooflights to the front roofslope.

**CONM Applications Decided: 1**

Application No: **HGY/2018/1874** Officer: Tobias Finlayson

Decision: GTD Decision Date: 01/02/2019

Location: 163 Tottenham Lane N8 9BT

Proposal: Variation of conditions 2, 3, 7, 21 and 22 attached to planning permission HGY/2017/2001 to include use class D2 (restricted to gym use) for the range of uses at ground floor and basement and minor alterations to the proposed basement gym, ground floor and residential upper floors including addition of external balconies with privacy screening.

**FUL Applications Decided: 8**

Application No: **HGY/2018/3132** Officer: Samuel Uff

Decision: GTD Decision Date: 06/02/2019

Location: 61 Claremont Road N6 5DA

Proposal: Making good existing clinker wall with additional railings atop

Application No: **HGY/2018/3475** Officer: Shay Bugler

Decision: GTD Decision Date: 15/02/2019

Location: 45 Birchington Road N8 8HP

Proposal: Demolition of existing side extension and section of rear masonry facade at ground floor level; erection of infill extension, introduction of new glazed doors and screens to rear elevation, frameless glazed roof light and green nature mat roof.

Application No: **HGY/2018/3663** Officer: Laurence Ackrill

Decision: GTD Decision Date: 28/01/2019

Location: 21 Bourne Road N8 9HJ

Proposal: Construction of a rear dormer roof extension with 3 no. roof lights on front roof slope and construction of a single storey ground floor extension to side of rear addition.

Application No: **HGY/2018/3670** Officer: Laurence Ackrill

Decision: REF Decision Date: 22/02/2019

Location: Rear of 29 Haringey Park N8 9JD

Proposal: Construction of a 1 x 3 bedroom dwelling with basement level

Application No: **HGY/2018/3792** Officer: Laurence Ackrill

Decision: GTD Decision Date: 29/01/2019

Location: 4B Dashwood Road N8 9AD

Proposal: Construction of a rear dormer and front elevation rooflights to facilitate a loft conversion

Application No:	<b>HGY/2019/0082</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/02/2019
Location:	Flat C 3 Coolhurst Road N8 8EP		
Proposal:	Proposed increased in width of the existing dormer with creation of a Juliette balcony, alterations to first and second floor fenestration to replace windows with full-length doors with Juliette balconies.		
Application No:	<b>HGY/2019/0085</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/02/2019
Location:	20 Crescent Road N8 8AX		
Proposal:	Extension to 4th storey, front elevation and conversion of existing 3 bed flat to form 2no. 2 bedroom flats.		
Application No:	<b>HGY/2019/0087</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/02/2019
Location:	10 Crouch Hall Road N8 8HU		
Proposal:	Construction of a single storey rear and side extension		

**NON Applications Decided: 1**

Application No:	<b>HGY/2019/0288</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	19/02/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Non-material amendment following a grant of planning permission HGY/2017/2220 to make internal and external changes resulting from the detailed design stage of the scheme.		

**RES Applications Decided: 2**

Application No:	<b>HGY/2018/3678</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/02/2019
Location:	161 Tottenham Lane N8 9BT		
Proposal:	Approval of details pursuant to condition 9 (remediation of contamination) attached to planning permission HGY/2014/3139 as varied by HGY/2016/0512		
Application No:	<b>HGY/2019/0210</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	11/02/2019
Location:	Alford House Stanhope Road N6 5AL		
Proposal:	Approval of details pursuant to conditions 3 (samples of materials), 5 (Construction Management Plan), 6 (secure and covered cycle parking facilities) & 7 (details of refuse storage) attached to planning permission HGY/2016/1742.		

**TPO Applications Decided: 2**

Application No:	<b>HGY/2018/3699</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	07/02/2019
Location:	Ivor Court Crouch Hill N8 9EB		
Proposal:	TPO application Front of property: X2 Lime & Copper Beech: Remove deadwood and prune away from property by 1-2m Elder (T3): Fell Sycamore (T4): Fell Ash (T6): Fell Sycamore (T7): Fell Elder (T8): Fell Hazel (T9): Coppice Hazel (T10): Fell - Large cavity at 1m and Meripilus present in neighbouring tree Beech (T11): Fell - Meripilus present with very large fruiting body and sensitive target area * It is not clear how many trees are subject TPO's but assuming there are twos, the client has agreed to replant X2 Liquidambar (or equivalent) 3-4m in height in the grass area at rear"		

Application No: **HGY/2018/3700** Officer: Matthew Gunning

Decision: GTD Decision Date: 28/01/2019

Location: 5 Hurst Avenue N6 5TX

Proposal: TPO APPLICATION for (T4): Reduce SE crown by 2-3m to alleviate excessive weight and remove decayed limb to sound timber.

**Total Applications Decided for Ward: 15**

WARD: **Fortis Green**

**CLUP Applications Decided: 1**

Application No: **HGY/2019/0253** Officer: Laina Levassor

Decision: PERM DEV Decision Date: 29/01/2019

Location: 37 Fortismere Avenue N10 3BN

Proposal: Certificate of Lawfulness for proposed outbuilding incidental to dwellinghouse

**FUL Applications Decided: 4**

Application No: **HGY/2018/3680** Officer: Laurence Ackrill

Decision: GTD Decision Date: 29/01/2019

Location: 326 Dukes Mews N10 2QN

Proposal: External Alterations to the existing building involving new and replacement openings , roofing and render

Application No: **HGY/2018/3682** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 08/02/2019

Location: 17 Aylmer Parade N2 0PE

Proposal: Change of use of ground floor property from A1 (Retail) to D1 (Veterinary Surgery) including ancillary A1 (for sale of pet goods and accessories) and alterations to the existing shop front.

Application No: **HGY/2018/3794** Officer: Laurence Ackrill

Decision: GTD Decision Date: 30/01/2019

Location: 47 Tetherdown N10 1NH

Proposal: Replacement rear dormer to the existing and alterations to existing windows with double glazing and insertion of front elevation rooflight. Reinstate balustrade to existing balcony & increase existing opening.

Application No: **HGY/2019/0217** Officer: Laurence Ackrill

Decision: GTD Decision Date: 19/02/2019

Location: 56 Great North Road N6 4LT

Proposal: Construction of a single storey rear extension and associated terrace above.

**NON Applications Decided: 1**

Application No: **HGY/2019/0226** Officer: Laurence Ackrill

Decision: GTD Decision Date: 21/02/2019

Location: Redfern House 4 Dukes Avenue N10 2PT

Proposal: Non-material amendment following a grant of planning permission HGY/2018/1056 involving internal alterations to provide a third bedroom to the first floor flat.

**RES Applications Decided: 5**

Application No:	<b>HGY/2018/1446</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	08/02/2019
Location:	Thirlestane Garage Colney Hatch Lane N10 1LJ		
Proposal:	Approval of details pursuant to conditions 3 (cycle / refuse storage), 5 (acoustic fencing) & 6 (landscaping) attached to planning permission HGY/2017/2053		
Application No:	<b>HGY/2018/2471</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	15/02/2019
Location:	Coppetts Wood Hospital Coppetts Road N10 1JN		
Proposal:	Approval of details pursuant to condition 4 (heritage management strategy) attached to planning permission HGY/2018/1643.		
Application No:	<b>HGY/2018/2473</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	15/02/2019
Location:	Coppetts Wood Hospital Coppetts Road N10 1JN		
Proposal:	Approval of details pursuant to condition 11 (hard and soft landscape works) attached to planning permission HGY/2018/1643.		
Application No:	<b>HGY/2018/3668</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	19/02/2019
Location:	69 Grand Avenue N10 3BS		
Proposal:	Application for approval of details for condition 4 (garage foundations) of planning permission HGY/2018/1343.		
Application No:	<b>HGY/2019/0264</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	31/01/2019
Location:	15 Wellfield Avenue N10 2EA		
Proposal:	Approval of details pursuant to condition 8 (secure and covered cycle parking spaces) attached to planning permission HGY/2017/2581.		

**TPO Applications Decided: 2**

Application No:	<b>HGY/2018/3695</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	30/01/2019
Location:	36 Lauradale Road N2 9LU		
Proposal:	Works to tree protected by a TPO. T1 Ash: crown reduce all new growth back to previous pollard points, reduce the main stems by 3m		
Application No:	<b>HGY/2018/3775</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	29/01/2019
Location:	119 Osier Crescent N10 1QZ		
Proposal:	Works to trees protected by an Area TPO as part of an on going tree maintenance schedule . 0BGZ Platanus hispanica. Reduce crown by 2m to mitigate encroachment and light restriction issues. Height from 19m to 17m, crown spread from 7m to 5m on all compass points. 0BH0 Salix sp. Lift crown to 3m from ground level. 0BH1 Sorbus acuparia . Reshape crown by 0.5m to appropriate pruning points. Height from 5.5m to 5m and crown spread from 2.5m to 2m on all compass points.		

**Total Applications Decided for Ward: 13**WARD: **Harringay****CLDE Applications Decided: 2**

Application No: **HGY/2018/3592** Officer: Laina Levassor  
 Decision: REF Decision Date: 06/02/2019  
 Location: 2 Coningsby Road N4 1EG  
 Proposal: Certificate of Lawfulness for existing use of the property as three self-contained flats

Application No: **HGY/2018/3659** Officer: Laina Levassor  
 Decision: REF Decision Date: 15/02/2019  
 Location: 54 Effingham Road N8 0AB  
 Proposal: Certificate of Lawfulness for existing use as C4 HMO for up to 6 Occupants

**CLUP Applications Decided: 1**

Application No: **HGY/2019/0333** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 06/02/2019  
 Location: 108 Sydney Road N8 0EX  
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate loft conversion with rooflights.

**FUL Applications Decided: 4**

Application No: **HGY/2019/0117** Officer: Shay Bugler  
 Decision: REF Decision Date: 15/02/2019  
 Location: Flat B 519 Green Lanes N4 1AN  
 Proposal: Erection of a rear extension to provide additional bedroom to flat

Application No: **HGY/2019/0123** Officer: Roland Sheldon  
 Decision: REF Decision Date: 12/02/2019  
 Location: 133, 135 & 137 Turnpike Lane N8 0DU  
 Proposal: Mansard roof extension and erection of rear roof, first and second floor rear extensions to create two new self-contained flats, together with extensions to two existing flats & storage unit, and facades remodelling.

Application No: **HGY/2019/0130** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 08/02/2019  
 Location: 64 Falkland Road N8 0NX  
 Proposal: Erection of rear dormer and insertion of 3 front rooflights.

Application No: **HGY/2019/0203** Officer: Samuel Uff  
 Decision: GTD Decision Date: 21/02/2019  
 Location: 153 Wightman Road N8 0BB  
 Proposal: Erection of single storey rear and rear infill extensions, in conjunction with partial conversion of cellar to basement accommodation.

**NON Applications Decided: 1**

Application No: **HGY/2019/0373** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 22/02/2019  
 Location: Flat 1 180 Wightman Road N8 0BT  
 Proposal: Non-material amendment for the reduction of the number of windows in the extension and installation of a wood burning stove which includes a visible flue.

**RES Applications Decided: 1**



Application No: **HGY/2018/3572** Officer: Tobias Finlayson

Decision: GTD Decision Date: 05/02/2019

Location: 590-594 Green Lanes N8 0RA

Proposal: Approval of details pursuant to condition 18 (Revised Air Quality Assessment - with wording of condition amended under application HGY/2018/2130) attached to planning permission HGY/2016/1807

**TEL Applications Decided: 1**

Application No: **HGY/2019/0276** Officer: Kwaku Bossman-Gyamera

Decision: RNO Decision Date: 31/01/2019

Location: Fairview Homes Hampden Road N8 0EH

Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the removal of 3 No antennas to be replaced with 3 No new antennas and ancillary works thereto.

**Total Applications Decided for Ward: 10**WARD: **Highgate****ADV Applications Decided: 1**

Application No: **HGY/2019/0002** Officer: Shay Bugler

Decision: GTD Decision Date: 07/02/2019

Location: 38 Highgate High Street N6 5JG

Proposal: Replacement of existing signage in identical locations

**COND Applications Decided: 1**

Application No: **HGY/2019/0036** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 11/02/2019

Location: 31 Sheldon Avenue N6 4JP

Proposal: Variation of condition 2 (approved plans) of planning permission reference HGY/2017/2776 to amend the approved front elevation and north-east facing side elevation (revised scheme following application HGY/2018/2813)

**FUL Applications Decided: 8**

Application No: **HGY/2018/2431** Officer: Samuel Uff

Decision: REF Decision Date: 07/02/2019

Location: 225 Archway Road N6 5BS

Proposal: Erection of a 3 bed, single storey dwellinghouse with associated landscaping

Application No: **HGY/2019/0001** Officer: Shay Bugler

Decision: REF Decision Date: 05/02/2019

Location: The Ferns Southwood Lane N6 5TA

Proposal: Erection of additional floor at roof level to provide 2 x two-bedroom flats and 1 x three bedroom flat. Division of existing second floor flat to form 2 x two-bedroom flats.

Application No: **HGY/2019/0005** Officer: Shay Bugler

Decision: REF Decision Date: 28/01/2019

Location: 48 Yeatman Road N6 4DT

Proposal: Demolition of the existing garage and the erection of a 4 bed new dwelling in the side garden; erection of a rear ground floor extension and the construction of a hip to gable dormer extension, installation of 2 no. rooflights in the front roof pitch and 1no. rooflight in the roof of the flat dormer.

Application No:	<b>HGY/2019/0015</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	08/02/2019
Location:	The Victoria 28 North Hill N6 4QA		
Proposal:	Demolition of an existing two storey side extension to the existing pub and the construction of a two storey dwelling to facilitate the creation of a two bedroom residential unit. Internal reconfiguration of the existing pub and the ancillary residential accommodation at first floor to create a one bedroom apartment with private access.		
Application No:	<b>HGY/2019/0029</b>	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	14/02/2019
Location:	5 View Road N6 4DJ		
Proposal:	Erection of timber clad golf studio/outbuilding to the rear garden.		
Application No:	<b>HGY/2019/0030</b>	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	11/02/2019
Location:	88 Talbot Road N6 4RA		
Proposal:	- Enlargement of the existing 2no. casement windows of the rear roof dormer, to a single (combined) sliding window/s with a glass balustrade Juliet balcony. - Enlargement of the existing 1no. casement window of the rear roof dormer. - Replacing the existing 3no. single glazed timber sash windows at the rear of the property at first floor level to double glazed timber sash windows. Replacing the existing 1no. single glazed timber sash window at the rear of the property at ground floor level to double glazed timber sash window.		
Application No:	<b>HGY/2019/0033</b>	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	11/02/2019
Location:	53 Cholmeley Crescent N6 5EX		
Proposal:	Replacement of existing windows and doors, including widening of rear door opening, and infilling of 4no. windows on rear and side elevations at ground floor level. Decoration of existing unfinished render to all elevations.		
Application No:	<b>HGY/2019/0141</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	15/02/2019
Location:	1 High Point 1 North Hill N6 4BA		
Proposal:	Replacement of gates at the end of North Road ( access Road), upgrade of boundary fence with 65 & 67 North Road and erection of a CCTV support pole.		

**LBC Applications Decided: 3**

Application No:	<b>HGY/2018/2522</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	08/02/2019
Location:	54 High Point 2 North Hill N6 4AZ		
Proposal:	Listed building consent for interior works including removal and alteration of various fixtures, fittings and partitions.		
Application No:	<b>HGY/2018/3606</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	19/02/2019
Location:	High Point 1 North Hill N6 4BA		
Proposal:	Replacement of late 20 Century gates at the end of North Road (access road), upgrade of boundary fence with 65 & 67 North Road and new CCTV support pole.		
Application No:	<b>HGY/2019/0003</b>	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	05/02/2019
Location:	Flat 20 Cholmeley Lodge Cholmeley Park N6 5EN		
Proposal:	Openings to internal walls and change of flooring finish to dwelling flat		

**RES Applications Decided: 1**

Application No: **HGY/2018/3756** Officer: **Conor Guilfoyle**

Decision: **GTD** Decision Date: **11/02/2019**

Location: **31 Sheldon Avenue N6 4JP**

Proposal: **Approval of details pursuant to conditions 3 (samples of materials), 4 and 5 (both concerning arrangements to secure the implementation of the development, with the retention of the front façade) attached to planning permission HGY/2017/2776**

**TEL Applications Decided: 1**

Application No: **HGY/2018/3745** Officer: **Kwaku Bossman-Gyamera**

Decision: **PN REFUSED** Decision Date: **30/01/2019**

Location: **Dyne House Southwood Lane N6 5EE**

Proposal: **Installation of 3 No. facemounted antenna, 1 No. 0.3 metre dish and 1 No. 0.6 metre dish and 3 No. equipment cabinets and 1 No electrical metre cabinet located on the roof and associated development.**

**TPO Applications Decided: 4**

Application No: **HGY/2018/3351** Officer: **Matthew Gunning**

Decision: **GTD** Decision Date: **20/02/2019**

Location: **16 Bishopswood Road N6 4NY**

Proposal: **Works to trees protected by a Group TPO:  
T1 Lime: remove all major deadwood from the crown**

Application No: **HGY/2018/3353** Officer: **Matthew Gunning**

Decision: **GTD** Decision Date: **20/02/2019**

Location: **12 Oldfield Mews N6 5XA**

Proposal: **Works to tree protected by a TPO:  
T1- Oak tree - Reduce crown by up to 3m on all aspects of tree (30 percent reduction), Remove dead branches and create three metres clearance from roof.**

Application No: **HGY/2019/0007** Officer: **Matthew Gunning**

Decision: **GTD** Decision Date: **30/01/2019**

Location: **19 Hillside Gardens N6 5SU**

Proposal: **Yew tree in front garden with TPO - cut back from house to create clearance of to 2m, lift crown by up to 1m, remove deadwood.**

Application No: **HGY/2019/0314** Officer: **Conor Guilfoyle**

Decision: **GTD** Decision Date: **19/02/2019**

Location: **46 Wood Lane N6 5UB**

Proposal: **Works to tree protected by a TPO: Horse chestnut (T1) - Raise crown on all sides to 5m, reducing tips of branches only. Remove rubbing branches. Get 2m clearance from the houses. The tree is growing close to the building and road and needs to be pruned to reduce likelihood of damage.**

**Total Applications Decided for Ward: 19****WARD: Hornsey****CLUP Applications Decided: 2**

Application No: **HGY/2019/0189** Officer: **Mercy Oruwari**

Decision: **GTD** Decision Date: **15/02/2019**

Location: **11 Hermiston Avenue N8 8NL**

Proposal: **Certificate of lawfulness for the formation of a rear dormer, including the insertion of an additional 2 front rooflights.**

Application No: **HGY/2019/0280** Officer: Tania Skelli

Decision: PERM DEV Decision Date: 13/02/2019

Location: 42 Elmfield Avenue N8 8QG

Proposal: Certificate of Lawfulness for single-storey full-width rear extension (3m D x 4m H x 6.3m W) to existing dwelling house (Class C3)

**FUL Applications Decided: 3**

Application No: **HGY/2018/3737** Officer: Roland Sheldon

Decision: GTD Decision Date: 29/01/2019

Location: 68 Middle Lane N8 8PD

Proposal: Single storey rear extension

Application No: **HGY/2019/0100** Officer: Roland Sheldon

Decision: GTD Decision Date: 05/02/2019

Location: 63 Linzee Road N8 7RG

Proposal: Erection of single storey rear extensions and oriel window to first floor rear.

Application No: **HGY/2019/0140** Officer: Roland Sheldon

Decision: GTD Decision Date: 20/02/2019

Location: Flat C 155 Nelson Road N8 9RR

Proposal: Erection of side dormer and high level rear window.

**RES Applications Decided: 1**

Application No: **HGY/2019/0010** Officer: Shay Bugler

Decision: GTD Decision Date: 29/01/2019

Location: Hornsey Tavern 26 High Street N8 7PB

Proposal: Approval of details 3 (materials) and 4 (Construction Logistics Plan) pursuant to planning ref HGY/2018/1441

**Total Applications Decided for Ward: 6**WARD: **Muswell Hill****CLUP Applications Decided: 2**

Application No: **HGY/2018/3557** Officer: Laina Levassor

Decision: GTD Decision Date: 01/02/2019

Location: 182 Park Road N8 8JT

Proposal: Certificate of Lawfulness for 2 side dormer extensions to the main roof and a dormer extension to the rear outrigger.

Application No: **HGY/2019/0131** Officer: Jon Skapoullis

Decision: PERM DEV Decision Date: 01/02/2019

Location: 11 Farrer Road N8 8LD

Proposal: Certificate of lawfulness for proposed single storey rear extension.

**FUL Applications Decided: 7**

Application No: **HGY/2019/0016** Officer: Laurence Ackrill  
 Decision: REF Decision Date: 30/01/2019  
 Location: 16 Wavel Mews N8 8LQ  
 Proposal: Construction of second floor extension and side porch

Application No: **HGY/2019/0071** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 19/02/2019  
 Location: 126-138 Muswell Hill Broadway N10 3RU  
 Proposal: Installation of 2 x AC condenser units

Application No: **HGY/2019/0077** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 06/02/2019  
 Location: 18 Ellington Road N10 3DG  
 Proposal: Erection of first floor side extension

Application No: **HGY/2019/0090** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 11/02/2019  
 Location: 6 Firs Avenue N10 3LY  
 Proposal: Erection of single storey rear extension and formation of rear roof dormer extension.

Application No: **HGY/2019/0116** Officer: Conor Guilfoyle  
 Decision: REF Decision Date: 11/02/2019  
 Location: 91 Woodland Rise N10 3UN  
 Proposal: Erection of single storey rear and side extension, to replace existing, and alterations to ground floor rear elevation.

Application No: **HGY/2019/0119** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 18/02/2019  
 Location: 11 Farrer Road N8 8LD  
 Proposal: Erection of single storey side extension towards front of property.

Application No: **HGY/2019/0153** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 05/02/2019  
 Location: Flat 2 15 Carysfort Road N8 8RA  
 Proposal: Hip to gable roof extension, rear dormer and installation of 3 front rooflights.

**PNE Applications Decided: 1**

Application No: **HGY/2019/0070** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 19/02/2019  
 Location: 8 Topsfield Road N8 8SN  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.9m, for which the maximum height would be 3m and for which the height of the eaves would be 2.3m

**RES Applications Decided: 2**

Application No: **HGY/2018/3615** Officer: Matthew Gunning

Decision: GTD Decision Date: 01/02/2019

Location: 68 Church Crescent N10 3NE

Proposal: Approval of details pursuant to condition 3 (materials), condition 4 (construction method statement) and condition 5 (chartered engineer appointment) attached to planning permission HGY/2018/ 1134.

Application No: **HGY/2019/0161** Officer: Gareth Prosser

Decision: GTD Decision Date: 11/02/2019

Location: Land To Rear of 3 New Road N8

Proposal: Approval of details pursuant to condition 9 (storage and collection of refuse and recycling for the hereby approved commercial unit) attached to planning permission HGY/2016/1562

**Total Applications Decided for Ward: 12**

WARD: **Noel Park**

**ADV Applications Decided: 1**

Application No: **HGY/2019/0171** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 13/02/2019

Location: 73 High Road N22 6BB

Proposal: Install a new fascia sign with illuminated trough, and a non-illuminated projecting sign.

**CLUP Applications Decided: 2**

Application No: **HGY/2019/0202** Officer: Mercy Oruwari

Decision: PERM DEV Decision Date: 14/02/2019

Location: 105 Westbury Avenue N22 6RY

Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front rooflights

Application No: **HGY/2019/0355** Officer: Jon Skapoullis

Decision: PERM DEV Decision Date: 15/02/2019

Location: 59 Burghley Road N8 0QG

Proposal: Certificate of lawfulness for proposed rear dormer and insertion of 3 x rooflights to the front roofslope.

**FUL Applications Decided: 2**

Application No: **HGY/2018/3729** Officer: Gareth Prosser

Decision: REF Decision Date: 28/01/2019

Location: 31 Burghley Road N8 0QG

Proposal: Conversion of property into two self contained flat units

Application No: **HGY/2019/0166** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 14/02/2019

Location: Wood Green Shopping City High Road N22 6YD

Proposal: Proposed rooftop telecommunications installation upgrade and associated works

**NON Applications Decided: 1**

Application No: **HGY/2018/3764** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 01/02/2019

Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22

Proposal: Non-material amendment following a grant of planning permission HGY/2017/3117 seeking approval for amendments to the external elevations to Blocks A1 - A4 and B1 - B4. Approval is sought through revisions to the approved drawing list included in Condition 5 of the masterplan decision notice. The design approach for each of the buildings is characterised by a total of five themes, each of which with a Primary, Secondary and Tertiary component.

**RES Applications Decided: 5**

Application No: **HGY/2018/3461** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 15/02/2019

Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22

Proposal: Submission of details pursuant to partial discharge of condition 59 (shopfronts) in relation to block C1 only of planning permission HGY/2017/3117.

Application No: **HGY/2018/3650** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 07/02/2019

Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22

Proposal: Approval of details pursuant to partial discharge of condition 47 (Biodiversity Enhancement Plan) in relation to block C1 only of planning permission HGY/2017/3117

Application No: **HGY/2018/3653** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 07/02/2019

Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22

Proposal: Approval of details pursuant to partial discharge of condition 60 (landscape management plan) in relation to block C1 only of planning permission HGY/2017/3117

Application No: **HGY/2019/0213** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 12/02/2019

Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22

Proposal: Approval of details pursuant to condition 28 (CIL Phasing Plan) attached to planning permission HGY/2017/3117 (Partial Discharge in relation to Blocks A1-A4 and Blocks B1-B4)

Application No: **HGY/2019/0214** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 12/02/2019

Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22

Proposal: Submission of details pursuant to partial discharge of condition 38 (Construction Environmental Management Plan) of planning permission HGY/2017/3117 relating to Blocks A1-A4 & B1-B4 only

**TEL Applications Decided: 4**

Application No: **HGY/2019/0103** Officer: Kwaku Bossman-Gyamera

Decision: PN REFUSED Decision Date: 31/01/2019

Location: Outside Awesome Chips 159 High Road N22 6AX

Proposal: Prior notification for the installation of new open style payphone Kiosk (communication hub).

Application No: **HGY/2019/0104** Officer: Kwaku Bossman-Gyamera

Decision: PN REFUSED Decision Date: 31/01/2019

Location: Outside Nationwide 25 High Road N22 6BH

Proposal: Prior notification for the installation of new open style payphone Kiosk (communication hub).

Application No: **HGY/2019/0106** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 31/01/2019  
 Location: Outside Select 32 High Road N22 6BW  
 Proposal: Prior notification for the installation of new open style payphone Kiosk (communication hub).

Application No: **HGY/2019/0110** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 31/01/2019  
 Location: Junction with Gladstone Avenue, outside 162 High Road N22 6AW  
 Proposal: Prior notification for the installation of new open style payphone Kiosk (communication hub).

**Total Applications Decided for Ward: 15**

WARD: **Northumberland Park**

**ADV Applications Decided: 1**

Application No: **HGY/2018/3689** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 12/02/2019  
 Location: 850 High Road N17 0EY  
 Proposal: Display of advertisements

**CLDE Applications Decided: 1**

Application No: **HGY/2019/0162** Officer: Gareth Prosser  
 Decision: REF Decision Date: 15/02/2019  
 Location: 91 Brantwood Road N17 0DT  
 Proposal: Use of property as three separate dwelling properties (certificate of lawfulness: existing use)

**FUL Applications Decided: 1**

Application No: **HGY/2018/3688** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 12/02/2019  
 Location: 850 High Road N17 0EY  
 Proposal: Various improvements to the shop front including the replacement of the existing external shutter on the shops side window with a new fixed perforated grill panel; concealment of box for existing roller shutter to the front behind new fascia; removal of existing cladding reinstatement of the original glazed bricks; new tiled stall riser and the repainting of the existing door and windows frames.

**NON Applications Decided: 1**

Application No: **HGY/2018/2183** Officer: James Hughes  
 Decision: GTD Decision Date: 15/02/2019  
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP  
 Proposal: Application for Non-Material Amendment in respect of the wording of Condition H2 (Public Realm Strategy) attached to planning permission HGY/2015/3000

**RES Applications Decided: 4**

Application No: **HGY/2018/1400** Officer: Martin Cowie  
 Decision: GTD Decision Date: 08/02/2019  
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP  
 Proposal: Approval of details pursuant to condition B12 (LED Screen strategy) attached to planning permission HGY/2015/3000.



Application No:	<b>HGY/2018/2169</b>	Officer:	James Hughes
Decision:	GTD	Decision Date:	13/02/2019
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to Condition B27 (Car Park Management Plan) attached to planning permission HGY/2015/3000		
Application No:	<b>HGY/2019/0176</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	11/02/2019
Location:	Public House 102 Northumberland Park N17 0TS		
Proposal:	Approval of details pursuant to conditions 5 (cycle parking) attached to planning permission HGY/2017/2821		
Application No:	<b>HGY/2019/0177</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	06/02/2019
Location:	Public House 102 Northumberland Park N17 0TS		
Proposal:	Approval of details pursuant to condition 7 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2017/2821		

**Total Applications Decided for Ward:** 8

WARD: **St Anns**

**CLDE Applications Decided: 1**

Application No:	<b>HGY/2019/0265</b>	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	05/02/2019
Location:	9 Stanhope Gardens N4 1HY		
Proposal:	Certificate of Lawfulness for the existing use of the property as two self-contained flats.		

**CLUP Applications Decided: 2**

Application No:	<b>HGY/2019/0142</b>	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	04/02/2019
Location:	7 Rowley Road N15 3AX		
Proposal:	Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate a loft conversion		
Application No:	<b>HGY/2019/0284</b>	Officer:	Jon Skapoullis
Decision:	PERM DEV	Decision Date:	07/02/2019
Location:	14 Cissbury Road N15 5QA		
Proposal:	Certificate of lawfulness for proposed rear dormer.		

**FUL Applications Decided: 1**

Application No:	<b>HGY/2019/0018</b>	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	30/01/2019
Location:	31 Abbotsford Avenue N15 3BT		
Proposal:	Construction of a roof extension involving a rear dormer and single storey side extension to facilitate the conversion of the property into 2 x self-contained flats.		

**RES Applications Decided: 1**

Application No: **HGY/2018/2405** Officer: Christopher Smith

Decision: GTD Decision Date: 07/02/2019

Location: St Anns General Hospital St Anns Road N15 3TH

Proposal: Approval of details pursuant to condition 3 (Details of finishing materials to be used for the external surfaces of the mental health unit block) attached to planning permission HGY/2018/0382.

**Total Applications Decided for Ward: 5**

WARD: **Seven Sisters**

**CLDE Applications Decided: 1**

Application No: **HGY/2019/0359** Officer: Laina Levassor

Decision: GTD Decision Date: 14/02/2019

Location: 16 Crowland Road N15 6UT

Proposal: Certificate of Lawfulness for existing use as five self-contained flats

**FUL Applications Decided: 10**

Application No: **HGY/2018/2916** Officer: Neil McClellan

Decision: GTD Decision Date: 22/02/2019

Location: South Tottenham Synagogue 111-113 Crowland Road N15 6UR

Proposal: Extension of existing synagogue including the erection of an additional floor.

Application No: **HGY/2018/3258** Officer: Sarah Madondo

Decision: GTD Decision Date: 14/02/2019

Location: 39 Vartry Road N15 6PR

Proposal: Demolition of existing single storey extensions at ground and basement level; excavation to create a larger basement together with front lightwell and rear sunken garden; erection of a single storey rear extension at basement level and conversion of property to create four self-contained flats.

Application No: **HGY/2018/3761** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 29/01/2019

Location: 78 Crowland Road N15 6UU

Proposal: Erection of Type 2 roof extension

Application No: **HGY/2018/3767** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 28/01/2019

Location: 25 Craven Park Road N15 6AA

Proposal: Erection of a single storey rear extension

Application No: **HGY/2018/3771** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 31/01/2019

Location: 34 Hillside Road N15 6NB

Proposal: Erection of a single storey rear/side (wraparound) extension.

Application No: **HGY/2019/0065** Officer: Sarah Madondo

Decision: GTD Decision Date: 07/02/2019

Location: 14 Ashfield Road N4 1PB

Proposal: Erection of a side return and rear extension

Application No: **HGY/2019/0078** Officer: Sarah Madondo  
 Decision: REF Decision Date: 06/02/2019  
 Location: 59, 61 and 63 Wellington Avenue N15 6AX  
 Proposal: Erection of rear ground and first floor extensions to Nos. 59, 61 and 63

Application No: **HGY/2019/0097** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 07/02/2019  
 Location: 44 Elm Park Avenue N15 6AU  
 Proposal: Erection of additional storey 'Type 3'

Application No: **HGY/2019/0099** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 14/02/2019  
 Location: 1A Eade Road N4 1DJ  
 Proposal: Demolition of two existing garages and the erection of a new single storey, ground level studio dwellinghouse.

Application No: **HGY/2019/0120** Officer: Sarah Madondo  
 Decision: REF Decision Date: 19/02/2019  
 Location: 368-370 Green Lanes N4 1DA  
 Proposal: Erection of building at front for covered area / cafe, ancillary to existing hotel.

**NON Applications Decided: 1**

Application No: **HGY/2019/0354** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 15/02/2019  
 Location: 123 Castlewood Road N15 6BD  
 Proposal: This proposal is for an addition of a door to the side elevation for a direct access to the dwelling house from Craven Park Road.

**PNE Applications Decided: 7**

Application No: **HGY/2019/0006** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 28/01/2019  
 Location: 161 Gladesmore Road N15 6TJ  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2019/0084** Officer: Laina Levassor  
 Decision: PN GRANT Decision Date: 19/02/2019  
 Location: 75 Wellington Avenue N15 6AX  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No: **HGY/2019/0137** Officer: Laina Levassor  
 Decision: GTD Decision Date: 13/02/2019  
 Location: 30 Elm Park Avenue N15 6AU  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No:	<b>HGY/2019/0139</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	13/02/2019
Location:	17 Howard Road N15 6NL		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.2m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2019/0154</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	13/02/2019
Location:	66 Wargrave Avenue N15 6UB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2019/0193</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	19/02/2019
Location:	96 Lealand Road N15 6JT		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2019/0270</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	21/02/2019
Location:	66 Plevna Crescent N15 6DW		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

**RES Applications Decided: 1**

Application No:	<b>HGY/2018/2367</b>	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	14/02/2019
Location:	119 Craven Park Road N15 6BP		
Proposal:	Approval of details pursuant to condition 5 (maximum bearing capacity) attached to planning permission HGY/2015/1795.		

**Total Applications Decided for Ward: 20****WARD: Stroud Green****FUL Applications Decided: 3**

Application No:	<b>HGY/2018/2689</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/02/2019
Location:	43 Upper Tollington Park N4 4DD		
Proposal:	Additional front and side boundary treatment		
Application No:	<b>HGY/2019/0063</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/02/2019
Location:	10 Victoria Terrace N4 4DA		
Proposal:	The erection of a ground floor rear extension with the removal of the existing rear first floor outrigger.		
Application No:	<b>HGY/2019/0066</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/02/2019
Location:	79 Florence Road N4 4DL		

**Proposal:** Demolition of existing ground floor rear extension and replacement with new extension and infill side return with glazed doors and casement window to rear. Replacement of 2 skylights at roof level with proposed dormer window with casement windows to rear. Replacement of existing sash windows with like for like double glazed sash windows.

**NON Applications Decided: 1**

**Application No:** HGY/2019/0156 **Officer:** Laurence Ackrill

**Decision:** GTD **Decision Date:** 21/02/2019

**Location:** Nora Clegg House 49 Oakfield Road N4 4LH

**Proposal:** Non-Material Amendment following a grant of planning permission HGY/2016/0951 involving revised roof edge parapet detail resulting in an increase in roof height and window alterations.

**RES Applications Decided: 1**

**Application No:** HGY/2018/3696 **Officer:** Matthew Gunning

**Decision:** GTD **Decision Date:** 05/02/2019

**Location:** Reservoir Cottage Mount View Road N4 4SP

**Proposal:** Approval of details pursuant to condition 7 (management of demolition and construction dust) attached to planning permission HGY/2015/3513

**TEL Applications Decided: 2**

**Application No:** HGY/2018/3738 **Officer:** Kwaku Bossman-Gyamera

**Decision:** PN GRANT **Decision Date:** 30/01/2019

**Location:** Video Court Mount View Road N4 4SJ

**Proposal:** Proposed replacement of 3No. existing antennas with 3No. new antennas; the installation of 1No. new equipment cabinet and development ancillary thereto.

**Application No:** HGY/2019/0277 **Officer:** Kwaku Bossman-Gyamera

**Decision:** RNO **Decision Date:** 31/01/2019

**Location:** Inderwick Road, Side Of 93A Weston Park N8 9PR

**Proposal:** Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the installation of 1x DSLAM equipment cabinet olive green, the dimensions of which are:  
Height 1600mm x Length 1200mm x Depth 450mm

**Total Applications Decided for Ward: 7**

**WARD:** Tottenham Green

**CLUP Applications Decided: 1**

**Application No:** HGY/2019/0268 **Officer:** Jon Skapoullis

**Decision:** PERM DEV **Decision Date:** 31/01/2019

**Location:** 158 Seaford Road N15 5DS

**Proposal:** Certificate of Lawfulness for proposed rear dormers and insertion of 2 x rooflights to the front roofslope.

**FUL Applications Decided: 7**

**Application No:** HGY/2018/1460 **Officer:** Sarah Madondo

**Decision:** REF **Decision Date:** 29/01/2019

**Location:** Church 202-204 Page Green Terrace N15 4NP

**Proposal:** Demolition of existing rear stage extension at first floor level and erection of new enlarged stage area, half-octagonal shape with pitched and flat roofs.

Application No:	<b>HGY/2018/3216</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	29/01/2019
Location:	Flat B 12 Springfield Road N15 4AZ		
Proposal:	Formation of new full glazed window with a juliet balcony balustrade.		
Application No:	<b>HGY/2018/3638</b>	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	05/02/2019
Location:	Land at rear of 253 Philip Lane N15 4AE		
Proposal:	Demolition of existing single storey garage building adjoining No.24 Bourne Avenue and construction of replacement two-storey end-terrace dwelling house with rear garden		
Application No:	<b>HGY/2018/3665</b>	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	04/02/2019
Location:	17 Summerhill Road N15 4HF		
Proposal:	Lowering the level of the rear portion of the existing ground floor, single and two-storey infilling of the side return at the rear; structural glazing will visually maintain the gap between 15 and 17 Summerhill Road; subtly extending the full width of the house.		
Application No:	<b>HGY/2018/3769</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	29/01/2019
Location:	48 Montague Road N15 4BD		
Proposal:	Change of Use from C3 (dwelling house) to C4 (House in Multiple Occupation)		
Application No:	<b>HGY/2019/0165</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	11/02/2019
Location:	290 High Road N15 5AJ		
Proposal:	Installation of 2 x external refrigeration condensing units to rear of building (Retrospective application).		
Application No:	<b>HGY/2019/0172</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	13/02/2019
Location:	162 High Cross Road N17 9PD		
Proposal:	Conversion of part of the existing basement area in to living accommodation to allow the enlargement of the existing flat from 2 to 3-bedrooms and including the creation of a new lightwell and retention of the remaining part of the basement for storage ancillary to the existing flats.		

**RES Applications Decided: 8**

Application No:	<b>HGY/2018/3798</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	20/02/2019
Location:	52-68 Stamford Road N15 4PZ		
Proposal:	Approval of details pursuant to condition 12 (hard and soft landscape works) attached to planning permission HGY/2017/0426		
Application No:	<b>HGY/2018/3800</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	07/02/2019
Location:	52-68 Stamford Road N15 4PZ		
Proposal:	Approval of details pursuant to condition 27 (Air and Dust Management Plan) attached to planning permission HGY/2017/0426.		

Application No:	<b>HGY/2018/3801</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	31/01/2019
Location:	52-68 Stamford Road N15 4PZ		
Proposal:	Approval of details pursuant to condition 6 (Delivery and Service Plan) attached to planning permission HGY/2017/0426.		
Application No:	<b>HGY/2018/3803</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	07/02/2019
Location:	52-68 Stamford Road N15 4PZ		
Proposal:	Approval of details pursuant to condition 28 (Construction Vehicles) attached to planning permission HGY/2017/0426.		
Application No:	<b>HGY/2018/3804</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	31/01/2019
Location:	52-68 Stamford Road N15 4PZ		
Proposal:	Approval of details pursuant to condition 7 (on-site Parking Management Plan) attached to planning permission HGY/2017/0426.		
Application No:	<b>HGY/2018/3805</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	07/02/2019
Location:	52-68 Stamford Road N15 4PZ		
Proposal:	Approval of details pursuant to condition 9 (cycle parking) attached to planning permission HGY/2017/0426.		
Application No:	<b>HGY/2019/0128</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	11/02/2019
Location:	1 Wakefield Road N15 4NN		
Proposal:	Approval of details pursuant to conditions 3 (external materials) and 6 (cycle parking facilities) attached to planning permission HGY/2018/0871 dated 13/7/2018 for the external alterations to houses A and B.		
Application No:	<b>HGY/2019/0198</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	12/02/2019
Location:	39a Markfield Road N15 4QF		
Proposal:	Approval of details pursuant to condition 8 (provision of refuse and waste storage and recycling facilities) attached to planning permission HGY/2016/1377.		

**TEL Applications Decided: 1**

Application No:	<b>HGY/2019/0273</b>	Officer:	Kwaku Bossman-Gyamara
Decision:	RNO	Decision Date:	31/01/2019
Location:	Warren Court High Cross Road N17 9PE		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the removal and replacement of 6No existing antennas with 12No upgraded antennas located on new steelwork on the rooftop, and ancillary development thereto		

**Total Applications Decided for Ward: 17**WARD: **Tottenham Hale****CLDE Applications Decided: 2**

Application No:	<b>HGY/2019/0159</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	31/01/2019
Location:	41 Vicarage Road N17 0BB		
Proposal:	Certificate of lawfulness: for the existing use of a portacabin in the rear garden.		

Application No: **HGY/2019/0164** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 01/02/2019  
 Location: 4 Malvern Road N17 9HH  
 Proposal: Certificate of lawfulness for House in Multiple Occupation (HMO) existing use

**CLUP Applications Decided: 1**

Application No: **HGY/2019/0261** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 30/01/2019  
 Location: 26 Tilson Road N17 9UY  
 Proposal: Certificate of Lawfulness for proposed hip to gable, rear dormer and outrigger extension to facilitate a loft conversion.

**FUL Applications Decided: 1**

Application No: **HGY/2019/0095** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 07/02/2019  
 Location: 117 Rosebery Avenue N17 9SE  
 Proposal: Conversion of loft including the erection of a dormer to the rear roof slope. This is a retrospective application that proposes alterations to the existing roof extension including the removal of the dormer over the rear outrigger.

**RES Applications Decided: 3**

Application No: **HGY/2018/3631** Officer: Nathaniel Baker  
 Decision: GTD Decision Date: 31/01/2019  
 Location: Harris Academy Tottenham Ashley Road N17 9DP  
 Proposal: Approval of details pursuant to condition 18 (Overheating Report) attached to planning permission HGY/2018/0745.

Application No: **HGY/2018/3687** Officer: James Hughes  
 Decision: GTD Decision Date: 08/02/2019  
 Location: Ferry Island Retail Park Station Road N17 9FR  
 Proposal: Approval of details pursuant to conditions 4 (landscaping scheme), 5 (hard landscaping) and 9 (parking accommodation) attached to planning permission HGY/48208 (HGY/1994/0753 on the London Borough of Haringey's public access website)

Application No: **HGY/2018/3762** Officer: James Hughes  
 Decision: GTD Decision Date: 12/02/2019  
 Location: 1 Station Square Station Road N17 9JZ  
 Proposal: Approval of details pursuant to condition 23 (revised air quality assessment) attached to planning permission HGY/2016/3932.

**Total Applications Decided for Ward: 7****WARD: West Green****CLUP Applications Decided: 2**

Application No: **HGY/2019/0098** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 28/01/2019  
 Location: 19 Mannoek Road N22 6AB  
 Proposal: Certificate of lawfulness for the formation of dormer extensions in rear roof slope with Juliet balcony and over rear outrigger and insertion of 2 x rooflights to the front roofslope.



Application No: **HGY/2019/0390** Officer: Marco Zanelli

Decision: PERM DEV Decision Date: 19/02/2019

Location: 31 Walpole Road N17 6BE

Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope with Juliet balcony, installation of three rooflights in front roof slope, insertion of obscured glazed window at side elevation and erection of outbuilding in rear garden.

**FUL Applications Decided: 11**

Application No: **HGY/2018/2789** Officer: Neil McClellan

Decision: GTD Decision Date: 20/02/2019

Location: 40 Boundary Road N22 6AD

Proposal: Construction of ancillary outbuilding including a basement in rear garden to provide a home office , swimming pool, recreational space and garden storage.

Application No: **HGY/2018/3448** Officer: Matthew Gunning

Decision: GTD Decision Date: 01/02/2019

Location: 2 Sirdar Road N22 6RG

Proposal: Erection of a two storey side extension

Application No: **HGY/2018/3596** Officer: Laurence Ackrill

Decision: GTD Decision Date: 31/01/2019

Location: Kane House 270-274 West Green Road N15 3QR

Proposal: Erection of recessed roof extension to form additional storey containing 2x flats

Application No: **HGY/2018/3598** Officer: Laurence Ackrill

Decision: GTD Decision Date: 06/02/2019

Location: Land off Ashley's Alley West Green Road N15 3QR

Proposal: Construction of a 3 storey building to create 4no. residential dwellings, comprising 2no. 1-bed and 2no. 2-bed apartments.

Application No: **HGY/2018/3618** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 30/01/2019

Location: 29 Stanmore Road N15 3PR

Proposal: Erection of single storey 'infill' extension at rear along part of side return passage and associated alterations to ground floor rear elevation; Formation of rear roof dormer extension; Installation of roof lights on front roof slope.

Application No: **HGY/2018/3706** Officer: Mercy Oruwari

Decision: GTD Decision Date: 30/01/2019

Location: 101-102 Somerset Close N17 6DN

Proposal: Replace existing windows with new uPVC double glazed windows, existing front doors to new composite double glazed doors and rear patio doors to new uPVC double glazed doors.

Application No: **HGY/2018/3714** Officer: Jake Atkins

Decision: GTD Decision Date: 30/01/2019

Location: 76 Downhills Way N17 6BD

Proposal: Formation of vehicle crossover

Application No: **HGY/2018/3716** Officer: Jake Atkins  
 Decision: NOT DET Decision Date: 06/02/2019  
 Location: 120 Walpole Road N17 6BW  
 Proposal: Conversion of dwelling into three self contained flats comprising of 1 x 2 bed on the first floor and bedroom in the loft , 1x 3 on ground floor, and 1 x studio. Erection of dormer.

Application No: **HGY/2018/3740** Officer: Jake Atkins  
 Decision: GTD Decision Date: 28/01/2019  
 Location: 11 Sirdar Road N22 6QP  
 Proposal: Proposed loft conversion with rear dormer, and conversion of the property into one 3 bedroom maisonette, and one 2 bedroom maisonette.

Application No: **HGY/2019/0022** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 30/01/2019  
 Location: 107-108 Somerset Close N17 6DN  
 Proposal: Replacement of existing windows with new uPVC double glazed windows, existing front doors with new composite double glazed doors and the rear patio doors with new uPVC double glazed doors.

Application No: **HGY/2019/0109** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 13/02/2019  
 Location: 1 Sandringham Road N22 6RB  
 Proposal: Demolition of existing lean- to extension and erection of ground floor and first floor extensions.

**PNE Applications Decided: 1**

Application No: **HGY/2018/3750** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 29/01/2019  
 Location: 175A Langham Road N15 3LP  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.84m, for which the maximum height would be 3.22m and for which the height of the eaves would be 3.22m

**RES Applications Decided: 2**

Application No: **HGY/2018/3274** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 29/01/2019  
 Location: Keston Centre Keston Road N17 6PW  
 Proposal: Approval of details pursuant to condition 4 (landscaping) attached to planning permission HGY/2016/3309

Application No: **HGY/2019/0206** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 28/01/2019  
 Location: Keston Centre Keston Road N17 6PW  
 Proposal: Partial discharge of details pursuant to condition 3 (Materials) in relation to the residential parts of the development attached to planning permission HGY/2016/3309

**Total Applications Decided for Ward: 16**

WARD: **White Hart Lane**

**FUL Applications Decided: 2**

Application No: **HGY/2019/0039** Officer: Jake Atkins  
 Decision: REF Decision Date: 11/02/2019  
 Location: 45 Mayfair Gardens N17 7LP  
 Proposal: Replacement rear dormer

Application No: **HGY/2019/0113** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 07/02/2019  
 Location: 78 Devonshire Hill Lane N17 7NG  
 Proposal: Installation of solar panels

**Total Applications Decided for Ward: 2**

WARD: **Woodside**

**ADV Applications Decided: 1**

Application No: **HGY/2018/3488** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 29/01/2019  
 Location: Star Supermarket 504 Lordship Lane N22 5DE  
 Proposal: Retention of 6 x non illuminated fascia signs

**FUL Applications Decided: 7**

Application No: **HGY/2018/2981** Officer: Neil McClellan  
 Decision: GTD Decision Date: 01/02/2019  
 Location: 87 Stirling Road N22 5BN  
 Proposal: Erection of a rear dormer roof extension, alterations to the pitch of the existing hipped roof and the installation of rooflights to the front roof slope.

Application No: **HGY/2018/3487** Officer: Sarah Madondo  
 Decision: REF Decision Date: 29/01/2019  
 Location: Star Supermarket 504 Lordship Lane N22 5DE  
 Proposal: Retention of existing installed ATM Pod in grey finished steel with grey steel ATM fascia.

Application No: **HGY/2018/3707** Officer: Jake Atkins  
 Decision: GTD Decision Date: 31/01/2019  
 Location: Seven Oaks Public House 96 White Hart Lane N22 5RL  
 Proposal: Retrospective application for the raised part of the walls and replacement of the roof of the garage/storage room.

Application No: **HGY/2018/3770** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 29/01/2019  
 Location: 23A New Road N22 5ET  
 Proposal: Conversion of the dwelling house into 2 self-contained flats. Comprising of 1 x 3-bedroom and 1 x 2-bedroom together with internal alterations.

Application No: **HGY/2019/0032** Officer: Jake Atkins  
 Decision: GTD Decision Date: 05/02/2019  
 Location: First Floor Flat 20 Cranbrook Park N22 5NA  
 Proposal: Rear dormer loft conversion and 3no front velux skylights

Application No: **HGY/2019/0096** Officer: Jake Atkins  
 Decision: GTD Decision Date: 11/02/2019  
 Location: Flat B 65 Woodside Road N22 5HP  
 Proposal: Proposed dormer loft conversion.

Application No: **HGY/2019/0143** Officer: Jake Atkins  
 Decision: GTD Decision Date: 21/02/2019  
 Location: Ground Floor Flat 99 Arcadian Gardens N22 5AG  
 Proposal: The proposed development is for a rear extension of a mid terraced house located on the north side of Arcadian gardens with changes to the existing fenestration.

**LCD Applications Decided: 1**

Application No: **HGY/2018/3783** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 12/02/2019  
 Location: 122 Station Road N22 7SX  
 Proposal: Replacement of windows on the front elevation with new double-glazed timber windows and the replacement of windows and door on rear elevation with new upvc windows and door.

**TEL Applications Decided: 4**

Application No: **HGY/2019/0101** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 31/01/2019  
 Location: Outside Alexandra House 10 Station Road N22 7TR  
 Proposal: Prior notification for the installation of new open style payphone Kiosk (communication hub).

Application No: **HGY/2019/0112** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 31/01/2019  
 Location: In front of Civic Centre High Road N22 8LE  
 Proposal: Prior notification for the installation of new open style payphone Kiosk (communication hub).

Application No: **HGY/2019/0114** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 31/01/2019  
 Location: Junction with Cranbrook Park, outside 230 High Road N22 8HH  
 Proposal: Prior notification for the installation of new open style payphone Kiosk (communication hub).

Application No: **HGY/2019/0275** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 31/01/2019  
 Location: New River Sports Centre White Hart Lane N22 5QJ  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the removal and the removal of existing 6no antennas (height to top 17.5m) to be replaced with proposed 6no antennas (height to top 17.5m) on new brackets and poles. Ancillary development thereto to include the addition of proposed 6no Remote Radio Heads and 1no GPS module

**Total Applications Decided for Ward: 13**WARD: **Not Applicable - Outside Borough****OBS Applications Decided: 1**

Application No:	<b>HGY/2019/0282</b>	Officer:	Robbie McNaugher
Decision:	RNO	Decision Date:	13/02/2019
Location:	Vacant Land To The South Of Units 4, 5, 6, 9 And 9A Orbital Business Park, 5 Argon Road Edmonton		
Proposal:	N18 3BW Capping of the site with a minimum of 400mm material (Observations to L.B. Enfield, their reference 18/04914/RE4)		

<b>Total Applications Decided for Ward:</b>	<b>1</b>
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<b>Total Number of Applications Decided:</b>	<b>232</b>
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