

## NOTICE OF MEETING

# Planning Sub Committee

**Monday, 12th October, 2020, 7.00 pm – watch it [here](#)**

**Members:** Councillors Sarah Williams (Chair), Gina Adamou (Vice-Chair), Dhiren Basu, John Bevan, Luke Cawley-Harrison, Justin Hinchcliffe, Peter Mitchell, Reg Rice, Viv Ross, Yvonne Say and Daniel Stone

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.

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### 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. 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.

7. **HGY/2020/1851 - 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 (PAGES 1 - 84)**

**Proposal:** Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings E1, E2 and E3, forming Phase 3 of the Eastern Quarter, including the construction of residential units (Use Class C3), commercial floorspace, basement, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.

**Recommendation:** GRANT

8. **HGY/2020/1584 & 1586 - 798-808 HIGH ROAD, N17 0DH (PAGES 85 - 230)**

**Proposal – Planning Permission:** Full planning application for the erection of a four storey building with flexible A1/A2/A3/B1/D1/D2 uses; external alterations to 798-808 High Road; change of use of 798-808 High Road to a flexible A1/A2/A3/B1/D1/D2 uses; demolition of rear extensions to Nos. 798, 800-802, 804-806, 808 and 814 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; hard and soft landscaping works; and associated works.

**Proposal – Listed Building Consent:** Listed building consent for internal and external alterations to 798-808 High Road, including the demolition of rear extensions Nos. 798, 800-802, 804-806 and 808 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; and associated works.

**Recommendation:** GRANT

9. **HGY/2020/1361 - NOS. 807 HIGH ROAD, N17 8ER (PAGES 231 - 342)**

**Proposal -** Full planning application for the demolition of existing buildings and the erection of a replacement building up to four storeys to include residential (C3); retail (A1); and flexible D1/B1 uses; hard and soft landscaping works including a residential podium; and associated works.

**Recommendation:** GRANT

10. **HGY/2020/1841 - REAR OF 132 STATION ROAD N22 7SX (PAGES 343 - 404)**

**Proposal:** Construction of 6 dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures

**Recommendation:** GRANT

**11. UPDATE ON MAJOR PROPOSALS (PAGES 405 - 416)**

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 417 - 462)**

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 23.9.2020-25.9.2020

**13. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 4 above.

**14. DATE OF NEXT MEETING**

9 November 2020

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Bernie Ryan  
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Friday, 02 October 2020



Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:** HGY/2020/1851**Ward:** Noel Park

**Address:** 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

**Proposal:** Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings E1, E2 and E3, forming Phase 3 of the Eastern Quarter, including the construction of residential units (Use Class C3), commercial floorspace, basement, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.

**Applicant:** St William Homes LLP

**Ownership:** Private

**Case Officer Contact:** Valerie Okeiyi

**Date received:** 31/07/2020 **Last amended date:** 01/10/2020

**Plans and documents :** See Appendix 1(Plans and application documents)

**2. SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The application site forms part of a wider strategic regeneration area known as Haringey Heartlands. This is identified as an Intensification Area in the London Plan 2016; an Opportunity Area in the draft London Plan; a Growth Area in the Haringey Local Plan: Strategic Policies 2013-2026 (with Alterations 2017); it is allocated in Haringey's Site Allocations DPD 2017 as Clarendon Square - SA22, and in the emerging Wood Green Area Action Plan where it also incorporates SA24 (NW of Clarendon Square).
- A hybrid planning permission (part outline, part detailed) was granted by Planning Sub-Committee on 19 April 2018 - ref. HGY/2017/3117, for a residential led mixed use development including up to 1714 residential units; 7,500sqm of Class B1 Business; 1,500sqm to 3,950sqm Class A1-A4; 417sqm Class D1 Day Nursery; and up to 2,500sqm Class D2 Leisure; two energy centres; vehicular access, parking; realignment of Mary Neuner Road; open space and landscaping and

associated infrastructure works. Its included 32.5% affordable housing site-wide by habitable room (48.3% affordable rent and 51.7% shared ownership).

- The detailed element of the hybrid consent (HGY/2017/3117) comprised the 'Southern Quarter' (Phase 1 and Phase 2); totalling 622 units in nine buildings (Buildings A1-A4, B1-B4 and C1), and including 332sqm of Class B1 Business/Class A1-A4 use and 417sqm Day Nursery. The remaining residential units (up to 1,098 units) form the outline element of the hybrid consent and will come forward as reserved matters in due course. The first approval of reserved matters within the outline permission were for buildings D1 to D4 (Phase 3) within the 'Eastern Quarter' approved by committee in in May and October 2019. The current reserved matters application is the third and final phase of the 'Eastern Quarter' and buildings within the 'Northern Quarter' and 'Western Quarter' will come forward in due course (Buildings H1-H3, G1-G2, J1-J2 and F1).
- The current reserved matters application forms an important phase of the redevelopment of the wider site and will assist in the delivery of a significant number of new homes to meet the Borough and London's wider housing needs in the future. This phase will secure 281 private tenure units (100%). It will also deliver key benefits associated with the redevelopment of this brownfield site including 2,982 sqm of commercial floorspace (Class A1/B1 and A3), 149 sqm of community and leisure facilities (Class D1/D2), basement car and cycle parking, public/private community amenity space and communal landscaping.
- The nature and scale of the proposed development is strongly supported by its location within designated growth areas as identified by local and strategic planning policy which envisages significant change and regeneration.

### 3. RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability is authorised to issue the planning permission and impose conditions and informatives.
- 3.2 Conditions – Summary (the full text of recommended conditions is contained in Section 12 of this report)
- 1) In accordance with plans
  - 2) Landscaping
  - 3) Boundary treatment
  - 4) Design details
  - 5) Community room management plan
  - 6) Residents facilities management plan
  - 7) Signage/road markings/speed restrictions

3.3 Informatives – Summary (the full text of recommended conditions is contained in Section 12 of this report)

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers

**CONTENTS**

4. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
5. RELEVANT PLANNING HISTORY
6. PLANNING BACKGROUND
7. CONSULTATION RESPONSE
8. LOCAL REPRESENTATIONS
9. MATERIAL PLANNING CONSIDERATIONS
10. CONCLUSIONS
11. COMMUNITY INFRASTRUCTURE LEVY
12. RECOMMENDATION

**APPENDICES:**

- |            |   |
|------------|---|
| Appendix 1 | Plans and Application Documents                         |
| Appendix 2 | Neighbour, Internal and external consultation responses |
| Appendix 3 | Quality Review Panel Report                             |
| Appendix 4 | Plans and images  |

## 4. PROPOSED DEVELOPMENT AND LOCATION DETAILS

### 4.1 Proposed development

- 4.1.1 The proposal seeks approval of reserved matters relating to the layout, scale, access, appearance and landscaping associated with Buildings E1, E2 and E3, forming Phase 3b of the 'Eastern Quarter', including the construction of 281 residential units, commercial floorspace (Class A1/B1 and A3), community and leisure facilities, basement car and cycle parking, public/private community amenity space and public/private landscaped areas pursuant to the hybrid planning permission (Ref. HGY/2017/3117) approved in 19th April 2018.
- 4.1.2 The National Planning Practice Guidance (NPPG) states that Reserved Matters are those aspects of a proposed development which an applicant can choose not to submit with an outline planning application, (i.e. they can be 'reserved' for later determination). These are 'Access', 'Appearance', 'Landscaping', 'Layout' and 'Scale' and are all submitted for consideration.
- 4.1.3 This reserved matters application does not seek permission in respect to the principle of development (the land use, number of units, level of affordable housing, commercial floorspace and height/scale of buildings are already approved as part of the outline consent HGY/2017/3117) but its detailed proposals which must be in accordance with the outline consent to which it relates including any indicative masterplan, parameter plans, design guidance, conditions and s.106 obligations.
- 4.1.4 This reserved matters application has been informed by the development specification, the indicative masterplan, the parameter plans and design codes established by the hybrid consent and its outline planning requirements. national, strategic and local planning policy and guidance underpin all details being considered.
- 4.1.5 This reserved matters application has been amended since initial submission and includes the following changes:
- Improved residential entrance design;
  - Improved basement entrance design;
  - Improved commercial louvre design;
  - Cycle store amendments to increase width between aisles.

#### *Location*

- 4.1.6 The proposed development detailed in this submission is the third and final phase of the eastern quarter (Phase 3B) as identified in the hybrid consent. Buildings E1 to E3 will be bound by:
- Brook Road and Bittern Place to the north west;

- Mary Neuner Road to the south west;
- The approved buildings C7 to the south west, forming the first phase of the southern quarter;
- The approved buildings D1 and D2 to the south, forming the first phase of the eastern quarter;
- The approved buildings D3 and D4 to the west, forming the second phase of the eastern quarter;
- Proposed buildings H1 to H3 to the north in the northern quarter and subject to a future reserved matters application.
- Proposed buildings F1 to the west in the northern quarter and subject to a future reserved matters application

### *Key Features*

#### 4.1.7 The proposal for buildings E1 to E3 comprises:

- 281 residential units private tenure units (100%) in a building of between 6 and 14 storeys;
- 44 x studios / 98 x 1 bed units / 133 x 2 bed units / 6 x 3 bed units
- 663 habitable rooms
- 180 dual aspect units (64%) and 101 single aspect units (36%);
- 457sqm of A1 retail floorspace
- 124sqm of A3 café floorspace
- 2,401sqm of B1 office floorspace
- 149sqm community room floorspace
- 1,023sqm residents' facility (gym/pool)
- 4,603sqm of basement to accommodate refuse/recycling stores, car parking and cycle parking spaces for residents
- 7 visitor cycle parking spaces
- 1,771.1sqm private amenity area (balconies / terraces); 1,475sqm private communal amenity area (865sqm roof terrace, 610sqm podium);
- 328sqm public amenity space including children's play space (147sqm), and public pocket square (area included in area of central courtyard)
- Central park and public courtyard which were part of the approved D blocks has led to some minor amendments

#### *Building E1*

- 93 private residential units on upper floors within a 7 to 11-storey block;
- 4 x studio units, 36 x 1 bed, 53 x 2 bed units;
- 285sqm private communal terrace area on 8<sup>th</sup> floor.
- 'Community room' and part of the resident's facility at ground floor level
- Car park ramp to basement off Mary Neuner Road

#### *Building E2*

- 78 private residential units on upper floors within a 6 to 8-storey block;
- 20 x studio units, 22 x 1 bed, 34 x 2 bed and 2 x 3 bed units;
- B1 cycle store at ground floor level
- Commercial refuse and bin holding area at ground floor level
- Part of the residents facility
- A3 café and part of B1 office at ground floor level
- B1 office at first floor level
- 295sqm private communal terrace area on 8<sup>th</sup> floor.

### *Building E3*

- 110 private residential units on all floors within a 8 to 14-storey block;
- 20 x studio units, 40 x 1 bed, 46 x 2 bed and 4 x 3 bed units;
- A1 retail and refuse store at ground floor level
- B1 office at first floor level
- 285sqm private communal terrace area on 8<sup>th</sup> floor.

### *Appearance*

- 4.1.8 The proposed buildings have a similar massing concept in that each building has a taller and lower element. The 2 elements relate differently to their context.
- 4.1.9 The buildings have three distinct material palettes that alternate across the three buildings but with some commonality in materials and detailing. The buildings are unified with a single brick yet individual identity is provided with the different metal tone to each building. The material range represents the Victorian heritage of the gas holder architecture. The architectural expression is sympathetic yet differentiated from the language of the earlier phases to the south of the masterplan.

### *Access and Open Space*

- 4.1.10 Access to the buildings will be primarily along pedestrian routes including pathways and through communal courtyards. The main pedestrian approach route to building E1 is to the north of building D1 and is orientated towards the central courtyard sitting in the heart of the eastern quarter which formed part of the approved D blocks second reserved matters. The entrance is accessed off Mary Neuner Courtyard that is also the main access into adjacent building D2. The main pedestrian approach route to building E2 will be via a pedestrian route that runs parallel to the service road from Brook Road to Mary Neuner Road. The main pedestrian approach route to building E3 is to the west of building D4 directly off Brook Road Courtyard that is the main access route to the entrances of buildings D3 and D4 as well as the main access point to the central courtyard.

4.1.11 In addition to these spaces, other key elements of the public realm around the proposed buildings include the public pocket square which sits between the base of buildings E1 and E2 fronting the entrance of the community room and resident's facilities. Building E2 and E3 which accommodate the main commercial uses front the future main public square to the north. The service road from Brook Road to Mary Neuner Road has a segregated but shared vehicular and cycle route with planting and social spaces.

#### *Landscaping and biodiversity*

4.1.12 A diverse range of hard and soft landscaping is proposed incorporating a range of paving in addition to raised and low level planters. It is proposed to plant a mixture of small, multi-stem and large trees of various ornamental species. Species selected include both evergreen and deciduous trees. The planting palette includes grasses, perennials and evergreen flowering shrubs, intended to provide seasonal colour and sources of nectar and pollen that will increase local biodiversity by providing diverse habitats for a wide range of species

#### *Basement*

4.1.13 The hybrid consent – HGY/2017/3117 - provides for 22,750sqm of basement, split between the 'Vehicle Basement', 'Energy Centre Basement (Detailed Component)', and 'Energy Centre Basement (Outline Component)'. Relevant to this reserved matter application is the vehicle basement area, which, as part of the hybrid permission is measured as Gross Internal Area and comprises up to 21,500sqm. This includes the two basements either side of Mary Neuner Road within the detailed application, in addition to the basement under the western, eastern and northern quarter in the outline component. The basement proposed as part of this application is 4,603sqm, and is predominantly located under Phase 3B of the eastern quarter, however it extends slightly past the eastern quarter development and encapsulates an area below the northern quarter. Within the basement, parking for the residents of buildings E1 to E3 (phase 3B) accommodates 50 car parking spaces and 41 accessible wheelchair car parking spaces. Within the basement 420 'long' cycle parking spaces for the residents of buildings E1 to E3 (phase 3B) is also provided. The basement also accommodates the waste stores for each block within phase 3B including a dedicated refuse lift.

#### *Community room*

4.1.14 A S96A amendment (ref HGY/2020/1523) was agreed in July 2020 in advance of this reserved matters submission to alter the description of the hybrid consent to incorporate 'D1' use in order to provide the community room proposed without having to resubmit the entire hybrid application again. The applicants have submitted an addendum statement to this reserved matters submission that addresses the proposed management and maintenance of the new community room, at the request of officers.



- 4.1.15 The community room is located at the ground floor of building E1 adjacent to the proposed residents' facilities with its main entrance off the new public square. The community room is in a prominent and accessible location, at the heart of the masterplan.
- 4.1.16 The community room is to be a flexible space that can be booked by individuals or organisations to be used for a wide range of purposes such as birthday parties, resident meetings, children's groups and community events.
- 4.1.17 The applicant has confirmed in the addendum that the community room will be accessible to all and bookings managed on a first come first served basis. The community room will be managed by the Clarendon's Estate Management team who will be responsible for managing bookings, access, cleaning and maintenance.

*Residents' facilities*

- 4.1.18 The residents' facility is located at the ground floor of buildings E1 and E2 adjacent to the new community room, in a prominent and accessible location, at the heart of the masterplan. It includes a gymnasium, studios, swimming pool, and spa.
- 4.1.19 The residents' facilities will be accessible to residents of the wider development and paid for via the payment of the residents' annual service charge. The applicant has ensured that the lease structure for all properties, regardless of tenure, permits access to the proposed residents' facilities subject to each property paying the annual service charge. Access by tenants of affordable rented units would be dependent on the respective Registered Provider agreeing service charges.
- 4.1.20 For clarity, the community room is open to all, regardless of service charges. In a coming-phase (3B) there is also space for a gym, which (subject to planning) could provide a pay-as-you-go facility for all residents.

*Compliance with Hybrid Consent – Reference HGY/2017/3117*

- 4.1.21 The three 'E buildings' proposals have been designed to comply with the outline requirements of the Hybrid consent – HGY/2017/3117 including the approved parameter plans and design guidance. The scale, quantum and mix of the development under consideration are consistent with these requirements.

**4.2 Site and Surroundings**

*Wider development site*

- 4.2.1 The application site forms part of the wider Haringey Heartlands area and is situated on land between Hornsey Park Road, Mayes Road, Clarendon Road and Coburg Road and the London Kings Cross/East Coast Main Line. The site covers an area of approximately 4.83 ha and includes land, buildings and structures owned by National Grid Property and the Greater London Authority. Works commenced on site in Summer 2018 with a package of enabling works including the installation of a Bailey bridge spanning the River Moselle Culvert. Construction of phase 1 continues, with on-going remediation works and piling for the first residential block completed in November 2018. The construction of Phase 1 which includes building C1 and a new public park began in July 2018. The public park is expected to open to the public in autumn 2020. The construction of Phase 2 comprising of Buildings A and B commenced in April 2019. A group of commercial buildings along Coburg and Western Roads are present to the north of the site.
- 4.2.2 The surrounding area includes a range of residential, retail, office, industrial and operational land-uses. Hornsey Park Road to the east is characterised by two storey terraced dwellings with gardens backing on to the site. Coburg Road to the north of the site accommodates several industrial units which sit opposite The Mountview Academy of Theatre Arts and The Chocolate Factory. To the south, a number of light industrial and office uses are located on Clarendon Road.
- 4.2.3 To the west and beyond the railway line is New River Village, a contemporary residential development. A pedestrian access run under the railways connecting the two sites adjacent to the water treatment works.
- 4.2.4 The site has a Public Transport Accessibility Rating (PTAL) of 4-6 (6 representing the highest level of accessibility). Turnpike Lane and Wood Green Underground stations, Alexandra Palace and Hornsey train stations are in close proximity and there are numerous bus routes within walking distance.

*Application site*

- 4.2.5 The land subject to this reserved matters application forms part of the eastern quarter development zone, one of four identified (Northern, Southern, Western and Eastern) by the indicative masterplan approved as part of the hybrid consent – HGY/2017/3117 - to aid in defining and guiding site-wide redevelopment (see paragraphs 6.3.2 – 6.3.4).
- 4.2.6 The eastern quarter is located centrally within the masterplan and will also accommodate buildings D1 to D4 as defined by the hybrid consent and already approved alongside an energy centre, basement parking, servicing and associated landscaping.
- 4.2.7 The Reserved Matters application site is at the north-western edge of the Eastern Quarter. Building E1 faces the north-south “spine road” (Mary Neuner Way) to its

west, building D1 to its south across their mutual entrance courtyard (Mary Neuner Road Courtyard) and the central courtyard at the heart of the eastern quarter to its east. Building E3 will face a street that extends the existing Brook Road to its north, building D4 across a second mutual entrance courtyard (Brook Road Courtyard) to its east and the central courtyard to its south. Building E2 will face building E1 to its south, building E3 to its east and form the corner between the north-south spine road to its west and the future main public square to the north.

- 4.2.8 The E buildings have a more urban, “town centre” character than the D buildings, relating more to the planned main public square to the north and urban streets to the north and west. The D buildings have neighbouring relationship to the Moselle Walk and the rear gardens of the existing houses to the east, and the park to the south.
- 4.2.9 Immediately north and north west of buildings E2 and E3, is the planned main public square and northern and western quarter, to be submitted for detailed approval going-forward.

## **5. RELEVANT PLANNING HISTORY**

- 5.1 In 2012, an outline planning application (accompanied with an Environmental Impact Assessment) (ref. HGY/2009/0503), was granted for the demolition of existing structures and redevelopment of the site to provide a residential led, mixed-use development, comprising 950 to 1,080 residential units - 11% to 20% affordable (unit basis) and 14% to 24.4% (hab room basis) and a substantial range of commercial (office, retail) and community floorspace.
- 5.2 An application for the approval of reserved matters was granted by planning committee in July 2016. This consent included full details for the redevelopment of the entire site in accordance with the original masterplan approved as part of the outline application.
- 5.3 Following that reserved matters approval, a revised application for reserved matters in relation to Block C7 only was granted in May 2017 (HGY/2017/0821). This building is now referred to as Block C1 and is currently under construction.
- 5.4 In April 2018, approval was granted for a new hybrid planning permission (part detailed, part outline) for the comprehensive redevelopment of the Clarendon Gas Works site for a minimum of 1714 homes, 32.5% affordable housing (habitable rooms), a range of non-residential and commercial uses and associated open space and infrastructure works. The application was supported by an Environmental Impact Assessment. This effectively replaced the outline / Reserved Matters permission above, with only Block C1 being built under the old permission.

- 5.5 The first Reserved Matters relating to the outline element of the Hybrid consent was approved by planning committee in May 2019 (HGY/2019/0362). As with the current submission, this sought approval for the 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, 439m<sup>2</sup> of commercial floorspace, and new landscaped public space.
- 5.6 The second reserved matters relating to the outline element of the hybrid consent was approved by planning committee in October 2019 (HGY/2019/1775). As with the current submission, this sought approval for the appearance, landscaping, layout, scale, access, pertaining to buildings D3 and D4, forming phase 2 of the eastern quarter, including the construction of 101 residential units, a district energy centre, public realm and amenity space including the 'Moselle Walk' and substantial communal landscaping.
- 5.7 A non-material amendment was approved to increase the permitted quantum of residential floorspace from 163,300m<sup>2</sup> (GEA) to 178,300m<sup>2</sup> (GEA) in June 2019 (HGY/2019/1460). As part of this non-material amendment, the description of development was amended
- 5.8 A non-material amendment was approved to include reference to D1 floorspace within the outline permission of the development in July 2020 (HGY/2020/1523). As part of the non-material amendment, the description of development was amended. No physical changes resulted.

## **6. PLANNING BACKGROUND**

### *6.1 Planning designations*

- 6.1.1 The site is identified as an Intensification Area in the London Plan 2016, a Growth Area in the Haringey Local Plan Strategic Policies (SP1): Strategic Policies 2013-2026 and within the Haringey Site Allocations DPD 2017 as Clarendon Square – SA22. The site now also includes SA24 (NW of Clarendon Square) fronting onto Western Road and is identified in the draft London Plan as an Opportunity Area.
- 6.1.2 The emerging Wood Green Area Action Plan (AAP) will be a key planning document to assist in guiding future regeneration opportunities within Wood Green (including Haringey Heartlands) area.
- 6.1.3 Local and strategic planning policy promotes the regeneration of this disused brownfield site for the creation of employment, residential and educational purposes, a new urban square and improved linkages through the area. It seeks to improve and diversify the character of the area with a wider range of uses, more street level activity and increase passive surveillance of the public realm.

- 6.1.4 The development will provide a total of 1,714 residential homes, which will make an important and substantial contribution towards the housing target of 4,320 within Wood Green and the overall housing target of 19,802 for the Borough as a whole. It will also generate significant levels of new employment locally on and off-site.
- 6.1.5 In delivering these benefits, the redevelopment of this major site will also help to bring forward wider proposals in the Wood Green Metropolitan Centre.

*Surrounding development sites*

- 6.1.6 It should be noted that the northern part of the Hybrid indicative masterplan and the eastern quarter in particular, adjoin several other major redevelopment opportunities identified in local planning policy documents and these have informed and been informed by the masterplan. Across Brook Road, to the north is a low rise industrial estate known as "Bittern Place"; it is in separate ownership and subject to separate Site Allocations, SA21: "Clarendon Square Gateway" in the adopted Site Allocations DPD (July 2017), and WG SA18: "Bittern Place" in the latest draft of the emerging Wood Green AAP (February 2018).
- 6.1.7 In addition, opposite the northern end of the proposed Moselle Walk is the back of the car park of "Iceland" supermarket; this site has a resolution for planning permission (HGY/2017/2886) for a major mixed-use development up to 9 storeys. Most recently, planning permission was granted (HGY/2020/0795) for a major mixed use scheme similar scheme at the Former Petrol Filling Station 76 Mayes Road.
- 6.1.8 Finally, separating the Iceland site from the back gardens of the houses on Hornsey Park Road, and backing onto a short stretch of the proposed Moselle Walk, is a third adjoining potential development site in separate ownership, an industrial unit at 157-159 Hornsey Park Road. All three are part of SA21, but in the most recent draft Wood Green AAP Iceland is WG SA11: "Iceland Site" & the third site is WG SA 19: "Land R/O Hornsey Park Rd".
- 6.1.9 The context presented by the wider site and these neighbouring opportunities is significant, providing a clear indication of the changing nature of the local area and how the current proposals seek to respond and contribute to social, economic and environmental demands.

**6.2 Hybrid Planning Permission**

- 6.2.1 A 'Hybrid' planning application - part outline, part detailed (ref. HGY/2017/3117) was granted planning permission in 2018 comprising:
- **Maximum 163,300sqm of residential use (and no less than 1,714 homes);**

- No less than 32.5% affordable housing (site-wide on habitable rooms basis) on a tenure split of 48.3% affordable rent and 51.7% shared ownership by habitable rooms.
- 7500sqm of Class B1 use - Employment space;
- Up to 417sqm of Class D1 use - Day nursery space;
- Up to 2500sqm of Class D1/D2 use - Leisure space;
- 22,750sqm of basement space;
- 425 car parking spaces;
- Two energy centres
- Public and private open space and landscaping;
- Infrastructure works.

6.2.2 The application was accompanied by an Environmental Impact Assessment. The detailed and outline components of the Hybrid permission is defined on the plan below:



**Hybrid permission (Detailed – purple/lower portion; and Outline – orange/upper Components)**

6.2.3 The detailed element comprised the construction of 622 residential units in nine buildings (Blocks A1-A4, B1-B4 and C1), and included 332sqm of Class B1 Business/Class A1-A4 Use and 417sqm for Day Nursery use.

6.2.4 The permission is subject to a Section 106 Agreement and a series of planning conditions including parameter plans and design codes which control the form and implementation of the redevelopment of the site, including the outline component, a part of which is under consideration.

*Section 106 provisions*

6.2.5 The key Section 106 obligations agreed include:

- Affordable housing (no less than 32.5% affordable housing - site-wide on habitable rooms basis) on a tenure split of 48.3% affordable rent and 51.7% shared ownership by habitable rooms);
- Energy centre;
- package of highways & transport measures;
- Considerate contractors scheme;
- Local labour and training;
- Residents and business liaison;
- Public realm and cultural strategy;
- Reasonable endeavours to de-culvert the Moselle in the future.

**6.3 Masterplan approach**



*Illustrative masterplan*

- 6.3.1 The application was accompanied by an illustrative masterplan which outlined how the site could be redeveloped, including overall layout, density, building typology, orientation and public realm, having regard to its constraints, opportunities and relevant planning policy context.
- 6.3.2 This masterplan breaks the site up into four distinct zones - northern, southern, western and eastern quarters - each with their own massing and specific characteristics. The massing in each of these areas responds to their existing and future context.
- 6.3.3 This application for the E buildings will occupy the eastern quarter of the site.





*The planning application character zones (Quarters)*

#### **6.4 Matters already approved**

6.4.1 The detailed element of the Hybrid planning permission comprised the ‘Southern Quarter’ (Phase 1 and Phase 2, including building C7); totalling 622 units. No further permission is required for this. Reserved matters for buildings D1 to D2 were approved by committee in May 2019. Reserved matters for buildings D3 to D4 were approved by committee in October 2019.

#### **6.5 Matters to be approved**

6.5.1 The remaining residential units (northern and western quarters), will come before committee as reserved matters in due course.

6.5.2 It is important to note that this reserved matters application which relates to the north western part of the eastern Quarter is the third and final phase of the eastern quarter to be submitted under the consented hybrid consent.

#### **6.6 Pre-application consultation/engagement**

- 6.6.1 Several pre-application meetings with LBH officers have been held over the past 9 months in relation to the current proposals.
- 6.6.2 The applicants consulted key stakeholders at pre-application stage and engaged with groups to inform the use of the new community space.
- 6.6.3 The applicants undertook a series of design review meetings with the masterplan architect Panter Hudspith in order to retain the design quality of the development. Whilst Sheppard Robson has prepared the architectural material for this Reserved Matters application.
- 6.6.4 The applicant put together a public consultation website made accessible for a period of six weeks, from May 2020 to June 2020, as opposed to physical walk-in exhibitions due to the covid-19 government implemented lock-down.
- 6.6.5 The Haringey Quality Review Panel considered the detailed design of the eastern quarter of the reserved matters for buildings E1-E3 on 18<sup>th</sup> March 2020. The QRP report is included in Appendix 3.

## **7. CONSULTATION RESPONSE**

7.1 The following were consulted regarding the application:

### **Internal:**

- LBH Design Officer
- LBH Head of Carbon Management
- LBH Nature Conservation
- LBH Housing Renewal Service
- LBH Housing Design & Major Projects
- LBH Tree Officer
- LBH Economic Regeneration
- LBH Regeneration
- LBH Waste Management
- LBH EHS - Pollution Air Quality Contaminated Land
- LBH Conservation Officer
- LBH Emergency Planning and Business
- LBH Building Control
- LBH Drainage
- LBH Transportation Group
- LBH EHS - Noise EHS - Noise & Pollution
- LBH Public Health

### **External:**

- Network Rail Town Planning
- Crossrail 2 Safeguarding Team

- Met Police Designing Out Crime Officer
- Transport for London
- Environment Agency
- Greater London Authority
- National Grid Asset Protection Team
- Thames Water Utilities
- London Fire Brigade

7.2 The following responses were received:

**Internal:**

- 1) LBH Waste Management – No objection.
- 2) LBH Transportation Group – The proposal is generally acceptable in transport terms, providing all relevant planning obligations and conditions relating to transport remain binding as part of any planning consent.
- 3) LBH Public Health – No objection
- 4) LBH Design Officer – No objection, supportive of proposals.
- 5) LBH Housing Design and Major Projects – No comments
- 6) LBH EHS - Pollution Air Quality Contaminated Land – No objection subject to compliance with conditions
- 7) LBH Carbon Management team – No objection subject to compliance to conditions.
- 8) LBH Regeneration – No objections received.
- 9) LBH Sustainable Drainage – No objection subject to compliance with conditions
- 10) LBH Nature Conservation/Landscaping – No objection
- 11) LBH Conservation – No objection

**External:**

- Environment Agency – No objection subject to compliance with conditions.
- TfL – No objection subject to compliance with conditions
- Met Police Designing out Crime Officer – No objection subject to compliance with conditions.
- London Fire Brigade – No objection.
- Thames Water – No objection.
- Network Rail – No comment.

7.3. A summary of comments from internal and external consultees responding to the consultation exercise is contained in Appendix 2.

## 8. LOCAL REPRESENTATIONS

8.1 The following were consulted:

- 367 neighbouring properties
- Residents Association (comments to follow)

- Alexandra Park and Palace Charitable Trust
- Bridge Renewal Trust
- 3 site notices were erected close to the site
- Press notice

8.2. 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: 3
- Objecting: 0
- Supporting: 1
- Others: 1

8.3. The main issues raised in representations from adjoining occupiers are summarised below:

**Objections:**

- There are very few GP practices in this area. A medical centre should be considered as part of this development.

**Support:**

- The dedicated community space to the Clarendon Road development site is supported as it would provide space for residents to gather and hold events, residents meetings and other social activities;
- The community space at the centre of the masterplan will help encourage a sense of community and generate opportunities for new and existing residents.

8.4 Officer comments in response the matters raised by neighbouring occupiers can be found in Appendix 2.

## **9. MATERIAL PLANNING CONSIDERATIONS**

### **9.1. Key planning policy context**

9.1.1. London Plan 2016 Policy 3.4 (Optimising Housing Potential) and emerging policies in the new draft London Plan (2018) indicate that a rigorous appreciation of housing density is crucial to realising the optimum potential of site, but it is only the start of planning housing development, not the end. The Mayor's SPG - Housing encourages higher density mixed use development in Opportunity Areas. This approach to density is reflected in other adopted and local policy documents including the emerging Wood Green Area Action Plan.

9.1.2 The new NPPF should be considered alongside London Plan 2016 policies 3.5 (Quality and Design of Housing), 7.4 (Local Character), 7.5 (Public Realm), and 7.6 (Architecture), Local Plan 2017 policies SP11 (Design) and DM1 (Delivering

High Quality Design). Policy DM1 of the Development Management DPD states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Furthermore, developments should respect their surroundings by being sympathetic to the prevailing form, scale, materials and architectural detailing. 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. London Plan 2016 policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Local Plan Policy DM1 continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

- 9.1.3 The revised NPPF adds further emphasis on the need to manage 'value engineering' and the erosion of design qualities at the delivery stage, stating in Chapter 12: "Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme." (NPPF, 2019).
- 9.1.4 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. Strategic Policy SP11 requires all new development to 'enhance and enrich Haringey's built environment and create places and buildings of high quality'.
- 9.1.5 The Draft intend to Publish London Plan (Policy D2) reinforces the importance of maintaining design quality throughout the development process from the granting of planning permission to completion of a development. It states that what happens to a design after planning consent can be instrumental to the success of a project and subsequent quality of a place.
- 9.1.6 The site forms part of a wider strategic regeneration area known as Haringey Heartlands. This is identified as an Intensification Area in the London Plan 2016, a Growth Area in the Haringey Local Plan Strategic Policies (SP1): Strategic Policies 2013-2026, within the Haringey Site Allocations DPD 2017 as Clarendon Square – SA22. The site now also includes SA24 (NW of Clarendon Square) fronting onto Western Road and is identified in the draft London Plan as an Opportunity Area.
- 9.1.7 The site is designated as SA22 in the Site Allocations DPD (adopted July 2017).
- 9.1.8 The draft Wood Green AAP Site Allocation WG SA23 Clarendon Road incorporates the Local Plan Site Allocation.
- 9.1.9 The proposed AAP site allocation includes provision for 1,465 net residential units, 6,105sqm employment floorspace and 6,105sqm town centre uses.

## **9.2 Environmental Impact Assessment**

- 9.2.1 This Reserved Matters submission follows the Hybrid/Outline application which was accompanied by an Environmental Statement (ES) in accordance with the Town and Country Planning (Environmental Impact Assessment - EIA).
- 9.2.2 In support of this Reserved Matters application, the applicant has prepared an Environmental Impact Assessment (EIA) Further Information Report in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations').
- 9.2.3 The purpose of this Further Information Report is to assess the reserved matters application and set out whether the October 2017 ES remains valid for decision making or whether new or materially different significant environmental effects are likely to arise as a result of the Reserved Matters submission.
- 9.2.4 The report, which officers agree with concludes that the detailed design proposals for the buildings E1-E3 Development would not give rise to new or materially different environmental effects from those identified in the October 2017 ES. There have been no significant changes in baseline conditions or other committed developments which could affect the findings of the assessments.

## **9.3 Reserved Matters**

- 9.3.1 It is important to note again as highlighted in Section 4 above, that the Hybrid consent approved the following key matters:
- Principle of development including the number of residential units, quantum of non-residential floorspace, including basement and location of key routes and opens spaces;
  - Quantum and tenure mix of private home provision - on a tenure split of 67.5% private homes by habitable rooms;
  - A range of parameters defining the location, height and scale of buildings;
  - Design codes and guidance covering siting, elevational treatment, architecture and landscaping.
- 9.3.2 The current Reserved Matters applications has been informed by the development specification, the indicative masterplan, the parameter plans and design codes established by the hybrid consent and its outline planning requirements. The development specification set the overall floorspace requirements for residential, non-residential and commercial uses and the masterplan, parameter plans and design codes break these down and define where and how they can be appropriately accommodated across the site having regard to relevant planning policy and standards, levels, boundary conditions, physical constraints, connectivity, sunlight orientation and wind patterns, townscape and amenity.

9.3.3 The submission is supported by the following additional technical assessments, given the detailed designs being presented:

- Design and Access Statement (including landscaping and statement of compliance with design code and parameter plans);
- Daylight and sunlight statement;
- Transport statement and delivery & servicing strategy;
- Planning statement;
- EIA further information report (inc. Air Quality Assessment, Drainage Assessment, Noise Impact Assessment).

9.3.4 The application seeks approval for the layout, scale, access, appearance and landscaping associated with buildings E1 to E3 and has been prepared taking full account of the hybrid planning consent.

## 9.4 Layout

### Hybrid planning consent requirements

9.4.1 The Hybrid consent identified the location of buildings, routes and spaces across the masterplan including the eastern quarter, breaking this down into specific development zones.

9.4.2 The design codes for the development zones provide more detailed guidance in relation to these requirements, specifying for instance the minimum distances required between the buildings, access points (pedestrian and vehicular), private/public external space, ground floor uses and key facades and corners. These ensure that the development reflects the optimum orientation of the buildings, key uses and connectivity with the wider masterplan and surrounding area.

9.4.3 The relevant code indicates functions such as parking, cycles, plant, refuse etc. should be away from façades fronting public realm or key private communal spaces, instead being located deep within a plan or below ground wherever possible.

9.4.4 The relevant code indicates that commercial uses and Type 3 workspace should be provided in a double height space with flexibility to incorporate a mezzanine in the future.

9.4.5 The code indicates that balcony orientations should be responsive to local and distant contexts. The code also indicates different balcony types to articulate the massing.

9.4.6 The code emphasises that where a common corridor serves more than nine units, it is to have natural daylight.

- 9.4.7 The relevant code requires retail A1/A3 uses to bookend B1 façades to ensure active corners, spaces, and vistas in the masterplan
- 9.4.8 The code indicates close proximity of buildings to increase densities without excessive height whilst creating interlinked clusters of public and private communal

Proposals

- 9.4.9 The three E buildings occupies a pivotal location within the masterplan, forming the portion of the eastern quarter which defines; the southern aspect of the future main public space and the edge of the urban northern quarter. The western façades of building E1 and E2 form the termination of the prime route north from Mary Neuner Road. The east facade of building E1 and the south facade of building E3 front onto the main publicly accessible central courtyard sitting at the heart of the eastern quarter and opposite development zone D.
- 9.4.10 This phase therefore has an important role in the success of connecting these valuable assets into the wider public realm and developing the character of the future phases.
- 9.4.11 The siting of the proposed buildings generally accords with the masterplan and relevant design codes. All three blocks are united by a common L-shaped plan form. Notches have been introduced into the outer corners of the 3 L-shaped buildings. These signify the residential entrances to each of the buildings and address the urban condition at each of these points, turning the corner to the main square or opening the entrance to the central courtyard. The three blocks will complete the enclosure of the central courtyard and add active residential edges, in particular with ground level flats in building E3 on its north side.
- 9.4.12 Each of the buildings has been arranged and positioned in a manner as to maximise distances between façades of adjacent blocks and provide generous communal spaces between them to accord with the relevant code.
- 9.4.13 A varied mixture of non-residential uses, including substantial office space (B1), a convenience store (A1), a café (A3), the resident's facilities (C3) and a community room (D1) is proposed. These uses and their entrance points, have been strategically located across the base of the 3 buildings to ensure they support the aspirations of the masterplan. The double height space with flexibility to incorporate a mezzanine required by the code is instead a two-storey base of town centre uses with the office unit (B1) covering most of the first floor. This layout is considered appropriate for the context and still respects the principles of the design code.

*Building E1*



9.4.14 Building E1 faces the north-south “Spine Road” (Mary Neuner Way) to its west, building D1 to its south across their mutual entrance courtyard (Mary Neuner Road Courtyard) and the central courtyard at the heart of the eastern quarter to its east.

9.4.15 The building will accommodate the new community room and part of the new residents’ facility also located within building E2 on ground floor. These new additions have evolved since the consent of the design code. The community room and residents’ facilities provide prominent entrances and lively, active frontages to busy, public-facing functions. They share a public pocket square to act as a threshold and spill-out space suitable for waiting and events. A community Room and residents facilities management plan can be secured by the imposition of a condition on any grant of planning permission. This building also accommodates the car park ramp at basement level off Mary Neuner Road. The basement also accommodates the waste and secure cycling store. The main residential entrance to this building is to the north of building D1 and is orientated towards the central courtyard. The lift to the basement, upper floor residential units, podium garden at 2<sup>nd</sup> floor level and private communal terrace at 8<sup>th</sup> floor are accessed via the lift from the entrance lobby at ground floor. Entrances to and circulation within all three buildings (E1-E3) is spacious and benefits from external windows providing a decent amount of natural light to every residential access corridor, benefiting from changes to block designs since the masterplan and outline illustrative scheme from the introduction of the notches at each external corner.

9.4.16 The proposed building will provide a range of private tenure units as follows:

Unit type	Proposed no. of units	% of unit type
‘Manhattan’ (studios)	4	4%
1 bed 2 person	36	39%
2 bed	53	57%
3 bed	0	0%

9.4.17 The upper floors of the building contain a mix of 1 and 2 bed homes with the majority providing 2 bed units. 67% of these units are dual aspect. In respect of all three buildings there are 16 north facing single aspect units in buildings (E1-E3). In respect to all three buildings (E1-E3) the proportion of single aspect units is low, and better than on the hybrid consent, due to the changed layout and the ‘notches’ introduced to create two dual aspect corner flats where there was originally one per floor. In respect to all three buildings (E1-E3) the flats of some concern are those on internal corners, where there could be the greatest constrained outlook and access to daylight. However, in this layout these are all one-bedroom, and dual aspect, with larger windows of virtually full height and width with balcony access off both living room and bedroom and are always in the quieter parts of the development away from public spaces. North facing single aspect units in this proposal represent 5.7% of the overall total. Although it would always be preferred if there were no single aspect north and south facing flats, this low

percentage is considered acceptable for a development of this scale, and taking into account its legible urban form, network of streets and squares, as well as the percentage being an improvement on the consented outline scheme. As such, this point is not considered to warrant refusal.

9.4.18 All residential accommodation in the three buildings (E1-E3) are designed to comply with the National Housing Standards and the Mayors London Housing SPG and in addition to their respective amenity spaces, each unit is provided with either a terrace or balcony which is either semi recessed or recessed whilst balconies onto the central courtyard are the only projecting balconies. The only Juliette balcony proposed throughout the E buildings is located at first floor level of building E1 facing Mary Neuner Road. The balconies proposed still respects the principle of the design code. This building will provide 17 fully wheelchair accessible unit which will contribute towards the 10% requirement across all tenures and unit sizes in the wider development. In respect to all three buildings (E1-E3), all unit types are designed with open plan living/dining/kitchen spaces which is considered an acceptable flat layout in this context.

9.4.19 In respect to all three building (E1-E3), although the floors below the 8<sup>th</sup> floor roof terrace has 10 or 11 units per floor compared to the maximum 8 recommended in the Mayors Housing SPG, the layout as two separate corridors leading in opposite directions off the central lift, stair and window make it more like five and six flats per floor, as well as the lower floors which contain a higher proportion of smaller one bedroom units, therefore the number of flats per floor can be considered acceptable and still respect the principles of the design code.

9.4.20 In terms of privacy and overlooking, all three buildings (E1-E3) are acceptably spaced, with direct distances between blocks never less than 17m. There are no existing neighbouring dwellings within privacy range, except the recently completed building C7, which will still be well over 20m away diagonally across the street from building E1.

9.4.21 In general, the quality of residential accommodation proposed for all three buildings (E1-E3) is consistently high, and the layout and size of units is generous and of high quality.

#### *Building E2*

9.4.22 Building E2 will face building E1 to its south, building E3 to its east and form the corner between the north-south spine road to its west and the future main public square to the north.

9.4.23 The building will accommodate part of the new residents' facility, A3 café and part of B1 office, B1 cycle store, bin holding area and commercial refuse store on the ground floor, B1 open plan office space on first floor and residential units and private communal amenity space above.

9.4.24 The office cycle store and residential refuse holding area is located on the west facade of the building fronting onto the public realm. The code indicates that these functions should be located deep within a plan or below ground. This proposal however still respects the principle of the design code in that this solution keeps the north public realm façades fronting the square free for predominately pedestrian use

9.4.25 The double height space with flexibility to incorporate a mezzanine required by the code is instead a two-storey base of town centre uses with the office unit (B1) on the first floor. This layout is considered appropriate for the context and still respects the principles of the design code.

9.4.26 The main residential entrance fronts the north-south spine road to its west. The lift to the basement, upper floor residential units, podium garden at 2<sup>nd</sup> floor level and private communal amenity space at 8<sup>th</sup> floor are accessed via the lift from the entrance lobby at the ground floor.

9.4.27 The proposed building will provide a range of private tenure units as follows:

Unit type	Proposed no. of units	% of unit type
Manhattan	20	26%
1 bed 2 person	22	28%
2 bed	34	43%
3 bed	2	3%

9.4.28 The upper floors of the building contain a mix of 1, 2 and 3 bed homes with the majority providing 2 bed units. 64% of these units are dual aspect. This building will provide 6 wheelchair accessible unit which will contribute towards the 10% requirement across all tenues and unit sizes in the wider development.

9.4.29 The quality of residential accommodation including aspects and private/communal amenity space for all three buildings (E1-E3) have been assessed in the section above (paragraph 9.4.18 - 9.4.22).

*Building E3*

9.4.30 Building E3 will face a street that extends the existing Brook Road to its north, building D4 across a second mutual entrance courtyard (Brook Road Courtyard) to its east and the central courtyard to its south.

9.4.31 This building will accommodate the A1 retail unit, the sub-station and three residential units facing the central courtyard at ground floor level. Residential units and part of the B1 open plan office space is located at first floor level alongside building E2 to the west. Further residential units and private communal amenity space is located on the upper floors.

9.4.32 The main residential approach is off Brook Road Courtyard which is shared with building D4 to the east. The lift to the basement, upper floor residential units, podium garden at 2<sup>nd</sup> floor level and private communal amenity space at 8<sup>th</sup> floor are accessed via the lift from the entrance lobby at the ground floor.

9.4.33 The proposed building will provide a range of private tenure units as follows:

Unit type	Proposed no. of units	% of unit type
Manhattan	20	18%
1 bed 2 person	40	36%
2 bed	46	42%
3 bed	4	4%

9.4.34 The building contains a mix of 1, 2 and 3 bed homes with the majority providing 2 bed units. The majority are dual aspect. This building will provide 18 fully accessible wheelchair units which will contribute towards the 10% requirement across all tenues and unit sizes in the wider development.

9.4.35 The details presented in the reserved matters submission relating to the layout are acceptable and compliant with the design codes established by the hybrid consent.

## 9.5 Scale

### Hybrid planning consents requirements – HGY/2017/3117

9.5.1 As indicated previously, the hybrid consent permitted a quantum of development to be delivered across the detailed and outline elements of the scheme and set out a preferred housing and tenure mix which have informed the reserved matters under consideration and specifically the scale of the proposed scheme.

9.5.2 The maximum building extents and minimum building heights parameter plan confirms the maximum extent of the buildings, with a minimum height of +50.8m AOD and maximum +64.3m AOD for Building E1, minimum height of +44.6m AOD and maximum +64.3m AOD for Building E2 and minimum height of +50.8m AOD and maximum +70.7m AOD for Building E3. The building heights of these buildings (E1-E3) within the eastern quarter step up towards the northern and western quarters. They are substantially higher than the D blocks which are in the most sensitive zone within the outline portion of the masterplan due to the immediate context of terraced houses along Hornsey Park Road.

### Proposals

9.5.3 The proposed buildings are sited within the limits established by the Hybrid consent and their heights are generally compliant with the maximum height

parameters approved. The table below confirms the maximum height of each of the buildings.

Building	Maximum Height (AOD)	Proposed Height (AOD)
E1	+64.3m	+64.3
E2	+64.3m	+58.2
E3	+70.7m	+70.7

9.5.4 Building E1 is a part 7, part 11 storey block, building E2 is a part 6, part 8 storey block and building E3 is a part 8, part 14 storey block. All three buildings (E1-E3) follow the massing principles highlighted in the hybrid consent. Their scale and siting ensures that the built form of the Eastern Quarter appears varied and interesting and not as a continuous solid built mass when viewed from key public views. The buildings have a common L-shaped plan form made up of a lower rectangular element of a consistent 8 storey height interlocking with a higher rectangular element stepping up by 2 floors in each block, so that the higher part of E2 is of 10 storeys, E1; 12 storeys and E3 14 storeys.

9.5.5 It is considered that the proposed height and massing will result in no harm to heritage assets located in close proximity of the site, as these heights were previously assessed at outline stage.

9.5.6 The proposed height, scale and massing therefore complies with the scale permitted by the hybrid consent.

9.5.7 The details presented in the reserved matters submission relating to the scale are acceptable and compliant with the parameters and design codes established by the hybrid consent.

## 9.6 Appearance

### Hybrid planning consents requirements

9.6.1 The main approach adopted across the masterplan is to break blocks down into a series of vertical elements, separated by set-backs and deep recesses, often containing balconies and in a contrasting darker material; this has been followed in building C1 currently under construction, and in the southern quarter (buildings A1-A4 and B1-A4) where they face onto the street or their entrance courts.

9.6.2 The design codes established by the hybrid consent set out a significant range of design related requirements to inform the detailed architecture, style, materiality and appearance of the proposed buildings and surrounding landscape

- 9.6.3 The design code for this development zone confirms that both buildings E1 and E2 have facades which present themselves to important long vistas within the townscape of the wider masterplan and as such are given primary hierarchy status.
- 9.6.4 The design code for this development zone confirms buildings E1 and E3 both present facades onto the main central courtyard in the heart of the eastern quarter.

### Proposals

- 9.6.5 Details for all three buildings are provided showing that the lower 8 storey part of each block relates to the adjacent open spaces; building E2 to the future main public square to the north and buildings E1 and E3 to the central courtyard. The higher elements relate to the streets and interior of the building. All buildings share a two storey “base” that extends across the podium, uniting the development whilst maintaining the identity of individual buildings and elements, providing a transition zone from the busy street to upper residential floors and providing more pleasing proportions and human scale to elevations, especially appropriate in the “civic” elevation onto the main square.
- 9.6.6 Other non-residential elements of the proposals are elegantly and appropriately treated, with prominent entrances and lively, active frontages to busy, public-facing functions such as the community room and residents facilities, contrasting with functional but as unobtrusive as possible entrances to the carpark basement.
- 9.6.7 The elevational treatment as a whole is more orderly, with a regular grid and a unifying brick across all three blocks, paired with a contrasting metal panel in a different tone for each block. It is notable that the materials colours and details are within the range of those used in the earlier stages, albeit used in a more formal, more civic manner appropriate to this busier, more central location.
- 9.6.8 The details presented in this reserved matter application in relation to the proposed appearance of the development are acceptable and comply with the design principles and design codes established by the hybrid consent. The proposed buildings and associated open space will deliver a high-quality and attractive piece of townscape in this prominent part of the masterplan.

## 9.7 **Access**

### Hybrid planning consent requirements

- 9.7.1 The access and ground movement parameter plan identifies the proposed access points into and out of the site including strategic highway, secondary pedestrian and cycle movement and basement carpark access. It defines the hierarchy of these routes and a servicing zone.
- 9.7.2 The design code for this development zone confirms that vehicular, pedestrian, commercial and residential access points are to be located within the zone

identified to ensure that the orientation of certain functions within the building plans and the location of entrances both perform important roles in ensuring the richness of the proposed masterplan

- 9.7.3 The access and ground movement parameter plan identifies a key north-south connection for pedestrians and cyclists which will serve as the principal route across the site for these modes of travel.
- 9.7.4 It further informs that a residential route between buildings 'D' and 'E' will provide a north-east to south-west route to and from Brook Road and Mary Neuner Road.
- 9.7.5 The relevant design codes indicate required access points into the buildings reflecting their orientation and uses and the need to ensure private residential amenity space is accessible to all residents.

### Proposals

- 9.7.6 The reserved matters proposals support the provision of the internal route between Brook Road and Mary Neuner Road shared between pedestrians who are given priority, cyclist and the occasional servicing vehicle. This will allow one way vehicular traffic and two way cycle movements. The vehicular movements will be accommodated using the two service bays that are proposed along the one way (vehicular traffic) internal service road between Silsoe Road/Brooke Road and Mary Neuner Road.
- 9.7.7 The public communal courtyards and pocket square are accessible to all but access to buildings, the podium space and communal roof terrace for residents only is controlled by fob access.
- 9.7.8 A basement area which forms part of the hybrid consent accords with the masterplan and relevant design codes. It will accommodate plant, residential refuse and cycle stores, car parking and provides a secondary means of escape from the adjacent DEN2 located at the basement of building D4. Access is off Mary Neuner Road from the south west corner of building E1. The phase 3B basement will eventually extend and link into the phases 4 and 5 basement areas. This reserved matters application relates to the phase 3B extent only.
- 9.7.9 The primary cyclist route will be along the new internal road that will enable cyclist to travel in both directions and will share the route with vehicles. No marked cycle facilities will be provided. This is to maintain the shared-use nature of the route. The space will be predominantly for pedestrians.
- 9.7.10 The Council's Transport Planning Team are generally satisfied with the proposal but have raised concerns on cycle storage as follows:

- cycle parking space provision should be in the form of ‘sheffield stands’ rather than ‘josta’ two tiered cycle stands. However, the original hybrid consent accepted and allowed for flexibility of cycle storage given that the basements of the block had to also accommodate for car parking, bin stores and associated plant. Further, two tiered stands were considered acceptable and approved in previous reserved matters application - notably buildings D1, D2, D3 and D4. Therefore, the proposed cycle storage strategy for this proposed scheme is considered acceptable for the E buildings.
- cyclists and future resident’s vehicles would enter and exit the same ramp and basement parking facility therefore causing concerns with the safety of the basement access for cyclist. However, this is not an unusual arrangement for such developments – drivers of vehicles regulate their speed when using the ramp (driving slowly and with caution). In order to further ensure the safety of cyclists, a condition has been imposed requiring the applicant to submit an appropriate scheme for suitable signage and clear road markings on the ramp together with strict speed restrictions (by signage) in order to ensure drivers are aware that cyclists will also be sharing the ramp. This will ensure safety of cyclist movement is established.
- concerns with the capacity of two loading bays for the development - however the two loading bays are considered appropriate for the servicing demand of the E buildings - the servicing is designed for this phase only and increased servicing demands are yet to be explored for later phases, which will be accommodated. The provision for delivery and servicing access, as described in the accompanying transport statement is therefore considered acceptable.

9.7.11 Residential waste storage is accessed via stairs and lifts at basement level. The commercial waste store is located on the ground floor of building E2 and the retail waste store is located within building E3. Prior to collection day the bins are transported to the bin holding area at ground floor level within building E1 facing the internal servicing route. The councils waste management team have reviewed the waste strategy and is satisfied with the adequacy of refuse storage capacity, access and haul distances.

9.7.12 The details presented in the reserved matters submission relating to the access arrangement are acceptable and compliant with the parameters and design codes established by the hybrid consent.

## 9.8 Open space and landscaping

### Hybrid planning consent requirements



- 9.8.1 The indicative masterplan and more specifically the landscape and open space parameter plan identify the nature and type of landscaping and open spaces to be delivered by reserved matters applications. These are supported by detailed design codes. The masterplan presents an extensive range landscaped and connected spaces to ensure the setting of the new urban environment is green, attractive and biodiverse and that high-quality areas of amenity are available for use by residents and visitors.
- 9.8.2 In respect of the eastern quarter, the masterplan presents a series of interlocking buildings and facades linked and enclosing public and private amenity spaces. The parameter plan states that each development area includes provisions for private communal amenity space on rooftop; private communal amenity space at grade and doorstep playable space for children up to 5 years of age
- 9.8.3 The design code for this development zone confirms that a courtyard should be provided at raised level to ensure that the surrounding employment uses are adequately served by natural light and ventilation.
- 9.8.4 The design code indicates that where the massing steps in height, roofs are to be exploited for private amenity terraces, and/or private communal amenity terraces when the size allows for it.

### Proposals

- 9.8.5 The landscaping and public realm proposed within this reserved matter application adopt the principles of the indicative masterplan and are critical to ensuring the development of buildings E1 to E3 is fully integrated into the existing and future townscape and deliver attractive and useable external spaces. These spaces may be broken down into five separate key areas:
- Private communal amenity space – terrace levels - 285sqm (building E1); 295sqm (building E2); 285sqm (building E3);
  - Child playspace provided on the roof terraces – building E1 (48sqm), building E2 (41sqm) and building E3 (58sqm)
  - Private podium – 610sqm
  - Public pocket square
  - A street from Brook Road to Mary Neuner Road with a segregated but shared vehicular and cycle route with planting and social spaces.
- 9.8.6 The key public places including new public realm being provided will be carefully landscaped and where appropriate incorporate lighting, planting, seating and other features. The pocket square will be a lively and exciting space in front of the community room and residents' facilities and the purpose of the street from Brook Road to Mary Neuner Road is to provide social opportunities creating a space for café tables and chairs to spill out onto the footway.

- 9.8.7 In addition to playspace suitable for younger children at every roof terrace, spaced away from and screened from the roof edge, there is publicly accessible recreation and playspace provided in the central courtyard and the pocket square besides the community room and residents facility, both accessible from residents doors without crossing a road.
- 9.8.8 The podium space at second floor level for residents only is the location for a number of sky lights, allowing daylight into the leisure and office spaces below and provides an opportunity to create a useful space for people and an extensive biodiverse green roof. Conditions are imposed on any grant of planning permission to safeguard the provision of high-quality landscaping.
- 9.8.9 The details presented in the reserved matters submission relating to the proposed landscaping arrangements are acceptable and compliant with the parameters and Design Codes established by the Hybrid consent.

## 9.9 Daylight, sunlight and overshadowing

- 9.9.1 Haringey policy in the DM DPD DM1 requires 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:

- a. Provide appropriate sunlight, daylight and open aspects (including private amenity spaces where required) to all parts of the development and adjacent buildings and land;
- b. 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 residents of the development...”

- 9.9.2 The applicants have prepared a Day and Sunlight Statement broadly in accordance with council policy following the methods explained in the Building Research Establishment’s publication “Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice” (2nd Edition, Littlefair, 2011), known as “The BRE Guide”.
- 9.9.3 Daylight and sunlight levels to the proposed residential accommodation within this proposal generally meet the BRE standard, a good result for a higher density scheme. For daylight, 124 of the sample of 163 rooms assessed (76%) would receive daylight of or over the BRE Guide recommended levels. Many of the rooms that do not meet the BRE guidance levels are living/dining/kitchens or studios that would meet the levels recommended for living/dining rooms but do not meet the higher levels for kitchens, although the kitchen is at the darker back of the room. They are also often in rooms relying on windows opening off a balcony with a further balcony above, which itself will be of greater benefit to residents, but reflects the more repetitive, more formal architectural approach. Nevertheless, the

proportion in compliance is comparable to or better than the illustrative scheme at outline application and given the higher density nature of this development area, the result is considered a good daylighting performance.

- 9.9.4 For sunlight, the applicant's consultants tested all habitable rooms facing within 90° of due south and then teased out the living rooms, which are the only rooms considered relevant to sunlight access in the BRE Guide. Their assessment found that 36 living rooms (40%) meet the recommended annual probable sunlight hours (APSH) and 41 (46%) meet the winter probable sunlight hours (WPSH) recommendation, out of 90 applicable living rooms. The living rooms that do not achieve either the annual or winter sunlight test are mostly in windows under balconies and the applicants consultants note that several of these rooms are corner rooms with other windows that do not face south, with other, south facing living rooms being overshadowed by balconies above. It is reasonable to prefer the balcony to the room to receiving maximum sunlight. Given the high-density nature of the development, this is again considered a good sunlight achievement.
- 9.9.5 Each building has large private communal rooftop amenity spaces as well as the shared podium garden and has easy access to the central shared, publicly accessible garden square, the northern public market square to be delivered in later phases and the new park in the southern part of the development, currently nearing completion. With respect to public spaces, all exceed the BRE Guide recommended access to sunlight, of at least 2 hours at the solstice, with the most challenged, the market square, which was predicted in the outline scheme to only just achieve the BRE recommendations, somewhat improved in this detailed design. All the roof terraces receive very generous sunlight; only the podium garden being more shaded; this latter space is just one of several options and is not relied upon to provide residents with sunlit amenity space. All flats also benefit from a private balcony or roof terrace, most of which also receive more than the recommended sunlight. It is generally recognised, in the applicants own marketing research and in published reports such as "Superdensity" ([Recommendations for Living at Superdensity](#) - Design for Homes 2007), that residents value sunlight to their amenity spaces more highly than to their living rooms, valuing the ability to sit outdoors in the sun, and to have a view from their living room, and if possible, from their flat entrance hall, onto a sunny outdoor space, whilst excessive sunlight *into* living rooms can create overheating and television viewing difficulties. Given that all residents will have access to sunny private communal amenity space, most with sunny private amenity space, and a reasonable level of sunlight to their living rooms, the sunlight levels are considered acceptable.
- 9.9.6 The impact of their proposals on neighbouring dwellings was generally addressed satisfactorily in the hybrid consent and does not need to be changed for this. However, there was a condition on the outline approval that reserved matters for this (and other adjacent) parcels must confirm their impact on a reasonable illustrative scheme on the Bittern Place site. The applicants' consultants' study in Design & Access Statement shows that the areas of the illustrative scheme that would not get access to good daylight are not significantly increased, only affecting

a part of the ground floor and a very small part of the first floor, with the expectation being these floors would be in non-residential use, to meet the site allocation requirements for town centre and employment uses on that site. It was accepted, when the outline application was granted, that a development of matching height and setback to the illustrative scheme and parameter plans of that outline application on the Bittern Place side of the Silsoe Road frontage, north of site of this application, would not benefit from great daylight.

- 9.9.7 Normally in the case of higher density developments it is necessary to note that the BRE Guide itself states that it is written with low density, suburban patterns of development in mind and should not be slavishly applied to more urban locations; as in London, the Mayor of London's Housing SPG acknowledges. In particular, the 27% VSC recommended guideline is based on a low density suburban housing model and in an urban environment it is recognised that VSC values in excess of 20% are considered as reasonably good, and that VSC values in the mid-teens are deemed acceptable. Paragraph 2.3.29 of the GLA Housing SPG supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city. This proposal therefore achieved a high quality of day and sunlight access.

## **9.10 Cultural Strategy**

- 9.10.1 The clarendon gasworks cultural strategy was submitted as part of the approved Hybrid planning consent and sought to provide a blueprint for the growth of arts and culture throughout the phased development and longer-term

- 9.10.2 A cultural plan was subsequently prepared and submitted with the reserved matters application approved for buildings D1 and D2 which is relevant for the whole of the eastern quarter. A further cultural plan will be drafted for later phases that covers the main square.

## **9.11 Quality Review Panel**

- 9.11.1 The Quality Review Panel had considered the hybrid application on several occasions and has more recently reviewed proposals for the eastern quarter of which the current reserved matters application forms part. Following a review on 18<sup>th</sup> March 2020, the panel concluded:

*"The Quality Review Panel welcomes the opportunity to review the proposals for blocks E1, E2 and E3 within the Eastern Quarter. It considers that the proposals have the potential to deliver high quality development and welcomes the adjustments to the three-dimensional form that results in a more responsive relationship to adjacent spaces. It offers broad support for the evolving detailed design of the scheme, subject to some further refinements to the building entrances to enhance legibility, and to the internal configuration and layout of the buildings in order to increase the generosity and quality of the accommodation. The panel would encourage further consideration of the landscape design and some of the*

*lower elevations fronting onto key spaces – particularly the car park ramp and the spa pool and changing area - to enhance activity and passive surveillance”.*

9.11.2 The initial proposals have been revised and address the Quality Review Panel’s observations as set out in the table below:

Quality Review Panel Comment	Officer Response
<p><b><i>Massing and development density</i></b></p> <p>The panel supports the scale, massing and form of the scheme; these aspects are working well. It welcomes the articulation of the form and massing, and the evolution of the scheme to become three-dimensionally simpler in its relationship with key adjacent spaces.</p> <p><b><i>Scheme layout and architectural expression</i></b></p> <p>The panel suggests extra generosity within the layout of the residential floor plans, in order to alleviate layout constraints within the flats located at the inner ‘elbow’ of each block on each floor, and to improve levels of daylight and outlook for residents.</p> <p>The panel would encourage the design team to explore options, including reducing the number of flats serviced by each core (currently 10 and 11 flats per core), and redistributing the space to improve the quality of the accommodation within each flat and within the common circulation spaces.</p> <p>Additional work is needed to visually reinforce the locations of the main entrances to the blocks, as seen on approach at street level. While they are clearly identifiable in plan, they lack legibility within the elevations.</p>	<p>Noted</p> <p>Generous windows and access from both living and balcony areas ensure a good outlook and improve accessibility.</p> <p>Although the floors below the 8<sup>th</sup> floor roof terrace of each building has 10 or 11 units per floor compared to the maximum 8 recommended in the Mayors Housing SPG, the layout as two separate corridors leading in opposite directions off the central lift, stair and window make it more like five and six flats per floor, as well as the lower floors which contain a higher proportion of smaller one bedroom units, therefore the number of flats per floor can be considered acceptable.</p> <p>The residential entrances are set back creating a double height volume portico that clearly differentiates them from the adjacent single storey façades. Signage is included that is legible from afar and contrasting profiled metal panelling and double height curtain walling further</p>

<p>Further consideration of the interface between the public realm and the building façades would also be supported. The panel encourages further consideration of some of the lower elevations fronting onto key spaces, to enhance activity and passive surveillance.</p> <p>The interface between the building and the adjacent public realm in the location of the car park ramp should also be carefully thought through, including how the car park ramp is contained, and how this façade / elevational treatment will be viewed from Mary Neuner Road. This will be a primary frontage on the approach through the development.</p> <p>The panel welcomes the visual reinforcement of a double storey 'base' at ground level, as this lends a civic presence to the buildings, especially adjacent to the market square.</p> <p>A range of views was expressed about the materiality of the proposals. On balance, the panel feels that, as detail of the elevations continues to evolve, the choice of a 'calm' brick tone is appropriate, alongside inclusion of different metal panels for variety, as proposed within the 'preferred approach' presented.</p>	<p>enhancing its function by highlighting the space behind. The residential entrance design has been further amended</p> <p>Revisions were made to entrances including amendments to the ground floor layout. The spa and changing areas are now inhabiting the central areas of the ground floor. The gym is now placed at the base of building E3 with generous full height glazing into the new pocket square and central courtyard, providing views out but also glimpses through the internal space and out into the landscape areas.</p> <p>As part of the approved reserved matters application of buildings D1 and D2 a raised planter with trees and seating has been provided in-front of the car park wall fronting Mary Neuner courtyard. This planter and trees provide a soft edge to the corner of the building signalling the entrance to the central courtyard, located at the heart of the Eastern Quarter, beyond.</p> <p>Noted</p> <p>The choice of a 'calm' brick tone, alongside metal as the secondary material is contrasting to the brick tone to enhance the identity of each of the blocks and is reminiscent of the metalwork of the history of the site and gas holder structures previously occupying</p>
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***Place-making, public realm and landscape design***

The panel would encourage the design team to give each key space a strong identity that reflects the hierarchy of the different spaces, and the different uses within each

Lighting will be very important and could help to establish distinctiveness within the different spaces and signal movement between them. The overall lighting design for the proposals requires a strong approach that provides a sense of place as well as a sense of security and comfort.

Consideration of the microclimate (and especially wind levels) will be very important within the design of the public realm and landscape.

The panel notes that a significant proportion of the landscaped open spaces will be located above a basement area, a podium, or at roof level; adequate depth, and engineering, within the floor slabs will be required in order to support the landscape proposed.

Each of the landscaped areas has a strong identity reinforced by the utilisation of different planting to enhance each space and respond to the micro-climate and sunlight levels. Depending on the area planting is either incorporated into raised planters or is level with the ground. Slabs will be adequately engineered to respond to the requirements of the landscape design proposals.

Lighting will be designed so that it is appropriate and provide a sense of place as well as security and comfort.

The Met Police Designing Out Crime officer is satisfied with the proposals subject to further details being submitted via conditions attached to the Hybrid consent

The applicant has confirmed in the Wind Microclimate Statement of Conformity submitted with the application that the differences between the detailed proposals and the illustrative scheme considered for the E buildings are not expected to significantly affect the suitability of wind conditions for existing and proposed activities in and around the site, and the conclusions of the October 2017 ES are considered to remain valid.

The significant proportion of the landscaped open spaces will be located at podium level on the first floor. This space provides an opportunity to create useful space for people and an extensive biodiverse green roof.

## 10. CONCLUSIONS

- 10.1 The proposed development presented in this reserved matters application complies with the approved development specification, parameter plans and necessary elements of the design codes established by the hybrid consent.
- 10.2 The height and extent of the proposed buildings fall within the parameters defined by the hybrid scheme and their design, accommodation and external spaces will deliver a high-quality development in a key part of the masterplan.
- 10.3 The reserved matters associated with the layout, scale, appearance, access and landscaping of the development are therefore considered acceptable.
- 10.4 In determining this planning application, the Council is required to have regard to its obligations under equalities legislation including 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.
- 10.5 As discussed above, the proposed development provides a range of homes (and the wider scheme, includes various tenures) along with development-wide resident facilities, and community room (which is also available to communities beyond the development). The hybrid permission is also subject to an employment skills and training plan and apprenticeships under the S106 which will provide job opportunities for local people from all backgrounds.

## 11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 11.1 Based on the information given on the plans, the Mayoral CIL charge will be £1,462,765.12 (29,767.3sqm x £35 x 1.404) and the Haringey CIL charge will be £6,126,349 (26,636.3sqm x £230) – **total: £7,589,114.12** This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.
- 11.2 These are estimated figures based on the plans and will be collected by Haringey after/should the scheme be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for the late payment, and subject to indexation in line with the construction costs index.



The applicant may apply for relief as a Registered Provider of social housing following on from the grant of planning permission

## 12. RECOMMENDATIONS

12.1 **GRANT PLANNING PERMISSION** subject to conditions and informatives.

12.2 Conditions and Informatives:

### Conditions

**1. Compliance: Development in accordance with approved drawings and documents (LBH Development Management).**

The approved plans comprise drawing numbers and documents as attached in Appendix 1.

**2. Prior to occupation: Landscaping**

Prior to occupation of the residential areas, details of the hard and soft landscaping provision contained within the private amenity areas, in accordance with the Design and Access Statement, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

**3. Prior to superstructure works: Design Details**

Detailed drawings showing the cills, parapets, reveals, corners and soffits of the proposed buildings shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced on that phase. Thereafter only such approved details shall be implemented.

Reason: To ensure the satisfactory development of the site.

**4. Compliance: Landscaping - Replacement of Trees and Plants (LBH Development Management)**

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

Reason: To protect the amenity of the locality.

**5. Prior to occupation – Community room**

The community room hereby approved shall not be used nor occupied until details of a management scheme and maintenance plan for the proposed

community room has been submitted to, and approved in writing by the Council. The community room shall thereafter be managed in accordance with the approved scheme unless agreed in writing by the Council.

Reason: To ensure that the proposed community room does not give rise to conditions which would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance, safety and security and highways congestion

**6. Prior to occupation – Residents facilities**

The residents' facilities hereby approved shall not be used nor occupied until details of a management scheme and maintenance plan for the proposed residents' facilities has been submitted to, and approved in writing by the Council. The resident's facilities shall thereafter be managed in accordance with the approved scheme unless agreed in writing by the Council.

Reason: To ensure that the proposed resident's facilities does not give rise to conditions which would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance, safety and security and highways congestion

7. Prior to first occupation of any of the buildings hereby approved, details of the signage to be provided either end of the basement / vehicle ramp, road markings and speed restrictions shall be submitted to, and approved in writing by the Council. The signage, road markings and speed restrictions shall thereafter be in place prior to first occupation in accordance with the approved scheme unless agreed in writing by the Council.

Reason: In the interests of cyclist safety.

**Informatives**

**Original Planning Permission**

The original planning permission HGY/2017/3117 still stands and all its conditions and informatives still apply, in particular materials, landscaping, bio-diversity play space, lighting, wheelchair units and SuDS conditions include ongoing requirements. This approval and that permission should be read together.

**Working with the applicant (LBH Development Management)**

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

**Designing out crime – certified products (Metropolitan Police)**

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

**Naming of new development (LBH Transportation)**

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.

**Party Wall Act (LBH Development Management)**

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

**Sprinkler installation (London Fire Brigade)**

INFORMATIVE: The authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs to businesses and housing providers and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

**Community Infrastructure Levy**

INFORMATIVE: Based on the information given on the plans, the Mayoral CIL charge will be £1,462,765.12 (29,767.3sqm x £35 x 1.404) and the Haringey CIL charge will be £6,126,349 (26,636.3sqm x £230) – **total: £7,589,114.12** This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **APPENDIX 1 – Plans and application documents**

### **Plans:**

Accommodation Schedule - Block E1 - 6478-SRA-ZZ-XX-SA-A-02001 - P01  
Accommodation Schedule - Block E2 - 6478-SRA-ZZ-XX-SA-A-02002 - P01  
Accommodation Schedule - Block E3 - 6478-SRA-ZZ-XX-SA-A-02003 - P01  
Site Location Plan - 6478-SRA-ZZ-XX-DR-A-02010 - P01  
General Arrangement - Basement Floor Plan – Illustrative - 6478-SRA-ZZ-B1-DR-A-02099 - P02  
General Arrangement - Basement Floor Plan - Phase 3B - 6478-SRA-ZZ-B1-DR-A-02100 - P02  
General Arrangement - Ground Floor Plan - 6478-SRA-ZZ-00-DR-A-02101 - P02  
General Arrangement - First Floor Plan - 6478-SRA-ZZ-01-DR-A-02102 - P02  
General Arrangement - Second Floor Plan - 6478-SRA-ZZ-02-DR-A-02103 - P01  
General Arrangement - Third Floor Plan - 6478-SRA-ZZ-03-DR-A-02104 - P01  
General Arrangement - Fourth Floor Plan - 6478-SRA-ZZ-04-DR-A-02105 - P01  
General Arrangement - Fifth Floor Plan - 6478-SRA-ZZ-05-DR-A-02106 - P01  
General Arrangement - Sixth Floor Plan - 6478-SRA-ZZ-06-DR-A-02107 - P01  
General Arrangement - Seventh Floor Plan - 6478-SRA-ZZ-07-DR-A-02108 - P01  
General Arrangement - Eighth Floor Plan - 6478-SRA-ZZ-08-DR-A-02109 - P01  
General Arrangement - Ninth Floor Plan - 6478-SRA-ZZ-09-DR-A-02110 - P01  
General Arrangement - Tenth Floor Plan - 6478-SRA-ZZ-10-DR-A-02111 - P01  
General Arrangement - Eleventh Floor Plan - 6478-SRA-ZZ-11-DR-A-02112 - P01  
General Arrangement - Twelfth Floor Plan - 6478-SRA-ZZ-12-DR-A-02113 - P01  
General Arrangement - Thirteenth Floor Plan - 6478-SRA-ZZ-13-DR-A-02114 - P01  
General Arrangement - Fourteenth Floor Plan - 6478-SRA-ZZ-14-DR-A-02115 - P01  
General Arrangement - Roof Plan - 6478-SRA-ZZ-RF-DR-A-02116 - P01  
General Arrangement - North Elevation AA - 6478-SRA-ZZ-XX-DR-A-02200 - P02  
General Arrangement - West Elevation BB - 6478-SRA-ZZ-XX-DR-A-02201 - P02  
General Arrangement - South Elevation CC - 6478-SRA-ZZ-XX-DR-A-02202 - P02  
General Arrangement - East Elevation DD - 6478-SRA-ZZ-XX-DR-A-02203 - P02  
General Arrangement - Block E1 North Elevation EE & Block E2 South Elevation HH – 6478-SRA-ZZ-XX-DR-A-02204 - P02  
General Arrangement - Block E2 East Elevation FF & Block E3 West Elevation GG – 6478-SRA-ZZ-XX-DR-A-02205 - P02  
General Arrangement - Section AA - 6478-SRA-ZZ-XX-DR-A-02300 - P02  
General Arrangement - Section BB - 6478-SRA-ZZ-XX-DR-A-02301 - P02

Bay Study - Façade Type A - 6478-SRA-ZZ-XX-DR-A-02400 - P02  
Bay Study - Façade Type B - 6478-SRA-ZZ-XX-DR-A-02401 - P02  
Bay Study - Façade Type C - 6478-SRA-ZZ-XX-DR-A-02402 - P02  
Bay Study - Façade Type D - 6478-SRA-ZZ-XX-DR-A-02403 - P02  
Bay Study - Façade Type E - 6478-SRA-ZZ-XX-DR-A-02404 - P02

**Application Documents:**

- Cover letter from Quod dated 21<sup>st</sup> July 2020;
- Design and Access Statement (including Landscaping and Statement of Compliance with Design Code and Parameter Plans) prepared by Sheppard Robson dated July 2020;
- Daylight and sunlight statement prepared by Anstey Horne, Chartered Surveyors dated July 2020;
- Transport Statement prepared by Vectos dated July 2020;
- Planning Statement prepared by Quod dated July 2020;
- EIA Further Information Report (inc. Air Quality Assessment, Drainage Assessment, Noise Impact Assessment) prepared by Quod dated July 2020.
- Addendum to Phase 3B Design and Access Statement (Community Room) prepared by St William

Appendix 2 – Summary of consultation responses

Stakeholder	Representations	Officer comments
INTERNAL		
Design Officer	<p><b><u>Principle of Development</u></b></p> <p>The proposed “Clarendon Square” development on the former gasworks at Haringey Heartlands is a large and complex masterplanned development that has been under preparation since 2008. An earlier scheme by different architects (Make) was approved in outline in 2012 (HGY/2009/0503). The applicants, National Grid, then entered into a joint venture with Berkeley Homes, as St William, and commissioned new architects (Panter Hudspith) to improve the masterplan and progress to development. The replacement hybrid planning application (HGY/2017/3117) was approved in April 2018, with full planning permission for what is being referred to now as “The Southern Quarter”, and outline permission, with an indicative scheme, parameter plans and a Design Code for the rest. One part of the development, known for now as “Block C”, has the same footprint as in the original Make approval, so its revised design has been approved as a separate reserved matters approval and minor amendment (HGY/2017/0821). The first Reserved Matters application for detailed design of an area in the outline approval was for Blocks D1 &amp; 2 (HGY/2019/0362), approved early last year, with a second Reserved Matters application, for Blocks D3 &amp; 4 (HGY/2019/1775) approved later last year. <i>This</i> application (HGY/2020/1851) is the third reserved matters application for a part of the Panter Hudspith masterplan approved hitherto in outline as part of HGY/2017/3117.</p> <p><b><u>Outline Permission and Neighbouring Sites</u></b></p> <p>This application is for the final three blocks of the seven that make up what is known as “The Eastern Quarter” of the Clarendon Square development. This “quarter” will sit to the east of the main north south street through the development (Mary Neuner Way /</p>	Comments noted

Stakeholder	Representations	Officer comments
	<p>Clarendon Road / “the spine road”) and to the north of the central “Community Park” that will stretch from Hornsey Road to the east to the railway embankment to the west; the Southern Quarter sits to the south of the park and Block C to the north of the park on the west side of the spine road, whilst there will be further, later phases for the remaining outline parts of the masterplan north and north-west of the Eastern Quarter. The eastern quarter will comprise seven residential blocks, known for now as “Blocks D1 to D4” and “Blocks E1 to E3”, along with an energy centre, underground parking and servicing, and associated landscaping. The sections that previously received Reserved Matters Approval, D1 &amp; 2, and D3 &amp; D4 included a significant part of the associated landscaping as well as the energy centre under Building D4.</p> <p>The applicants also refer to this application as Phase 3b, with the D Blocks referred to by them as Phase 3a, but this document will continue to refer to them as the E Blocks.</p> <p>The three blocks of this proposal, Blocks E1, E2 and E3, are at the north-western edge of the Eastern Quarter. E1 faces the north-south “Spine Road” (Mary Neuner Way) to its west, D1 to its south across their mutual entrance courtyard and the Garden Square at the centre of the Eastern Quarter to its east. E3 will face a street that extends the existing Brook Road to its north, D4 across a second mutual entrance courtyard to its east and the central Garden Square to its south. E2 will face E1 to its south, E3 to its east and form the corner between the north-south spine road to its west and an urban square to its north. The E Blocks therefore have a more urban, “town centre” character than the D Blocks, relating more to the urban square to the north and urban streets to the north and west, without the D Blocks’ neighbouring relationship to the Moselle Walk and the back gardens of existing houses to the east, and the park to the south.</p>	

Stakeholder	Representations	Officer comments
	<p>Across the spine road (Mary Neuner Way) to the south-west of E1 is Block C, the first of St Williams' Clarendon Square development to finish. North of the road connecting the spine road to Western Road, facing the west sides of E1 &amp; 2, the approved masterplan has Blocks F1 &amp; 2, which are still only approved in outline, with existing commercial buildings remaining facing Western Road. , G1 &amp; 2 on its west side and H1, 2 &amp; 3 on the north and east sides, H3 therefore facing the north side of E3 across an extension westwards of Brook Road, the street that leads from Heartlands directly to Wood Green Town Centre. These blocks will be known as the Northern Quarter. These are also only currently approved in outline, with an existing light industrial estate having its former service yard facing this application site. As the Northern Quarter is expected to be the last phase to be constructed, St William have implemented a range of creative industry meanwhile uses in this area, with workshops, artists studios and food and beverage maker-sellers in the unites spilling out into and animating the former service yard.</p> <p>The neighbouring block to E3 on Brook Road, Block D4, which was granted permission last year will have a retail unit on its ground floor, facing the street, in addition to its' Energy Centre which will supply the whole development including this site. On the other side of D4, the neighbouring "Iceland site", currently containing an Iceland supermarket and large car park, has planning permission (HGY/2017/2886) for a major mixed use development for retail, commercial and a health centre on the ground and 1st floor, with 160 residential units above, in a terrace of connected mansion blocks of seven storeys next to this site, rising to nine storeys at it's far, eastern end, at the corner of Mayes Road. The retail unit in the ground floor of E3 will therefore provide virtually continuous active town centre frontage, and a vibrant and interesting pedestrian experience, along the whole of the south side of Brook Road from the centre of Wood Green into the square at the heart of the development.</p>	



Stakeholder	Representations	Officer comments
	<p>Across Brook Road, directly north-east of E3, is a low rise industrial estate known as "Bittern Place"; it is in separate ownership &amp; subject to separate Site Allocations, SA 21: "Clarendon Square Gateway" in the adopted Site Allocations DPD (July 2017), and WG SA 18: Bittern Place" in the latest draft of the emerging Wood Green AAP (February 2018); in consultation with the site owners these envisage further higher density mixed use development with town centre and employment uses on the lower floors and residential above, although no firm proposals have come forward yet for this site. Most recently, planning permission was granted on 9<sup>th</sup> July this year (HGY/2020/0795) for a similar scheme at 76 Mayes Road, the site opposite its junction with Brook Road, and also next door to The Mall, some 200m from this application site. These and the future development of the Northern Quarter should ensure the development becomes part of a vibrant active town centre street network.</p> <p><b><u>Masterplan &amp; Streetscape</u></b></p> <p>The northern side of the Eastern Quarter generally will have more an urban character, with greater density and height, and with workspace (use class B1) and town centre retail uses on much of their ground floors, and with active non-residential uses (town centre, including retail, or workspace) on all of the main street frontages. In particular, it is envisaged that the urban "market square", between the E blocks and the Northern Quarter will be a major focus of town-centre-like activity, connected via further continuous active frontage including the approved Iceland site on Brook Road, to Wood Green High Road and the designated Metropolitan Town Centre, which it is intended will be extended into the heart of Heartlands including to Blocks E2 &amp; 3. Therefore in both its initial meanwhile use and masterplanned final use, the north side of E2 &amp; 3 will need to have ground floor town centre uses and active frontage to interact with the vibrant space to the north. The proposals have a two storey base of town centre uses, with a café</p>	

Stakeholder	Representations	Officer comments
	<p>proposed for the north-western western corner of the site, in the most prominent location in the masterplan, an office unit covering most of the 1<sup>st</sup> floor, with its reception in the centre of the north side, also facing the present meanwhile use yard and future square, and a retail unit at the north-eastern corner, extending active retail frontage from the heart of Wood Green metropolitan centre into the square at the heart of this development.</p> <p>The street to the west, which E1 &amp; 2 will face, the spine road running north-south through the whole Clarendon Square development, incorporates the existing Mary Neuner Way and reconnects the two isolated stubs of Clarendon Road north and south of the masterplan site, severed by the construction of the gas works 100 years ago. The masterplan envisages it as a vibrant street, primarily residential in character, but with retail and commercial uses as well as parks and greenery. It will have vehicle traffic from the south up to beside the front of E1, where as Mary Neuner Way it turns west to become Western Road, north, and turning through the square to become Brook Road to the east, it will have servicing traffic, but it is envisaged as busy with cyclists and pedestrians, clearly demarcated for cyclists and service vehicles but otherwise prioritising pedestrians. South of D1, just south of this site, the street crosses the new public park. South of this, in the 8 blocks of the Southern Quarter, each block has a pocket park sheltering it's residential entrance from the street. In this quarter a similar pocket park between E1 and 2 will mark the entrance to community facilities; a Residents Facility of gym, swimming pool and meeting space for members and a Community Room available for hire by all local residents, even those outside of the Clarendon Square development. These will effect a transition of the ground floor street frontages from residential to town centre.</p> <p>The open space on the east side of E3, between it and permitted block D4, and to the north of D3, will act as a pedestrian street, a largely hard paved court providing pedestrian and emergency</p>	

Stakeholder	Representations	Officer comments
	<p>(including fire tender) access to E3, D3 and D4. It will align with the north-south line of the existing Silsoe Road, which currently ends by meeting the end of Brook Road at a right-angled corner, and which in this application will continue into Clarendon Square between E3 and the Northern Quarter, forming a crossroads. Therefore the entrances to the homes at E1 and E3 will both be off similar pedestrian courts shares with 2 other blocks in each case, just off the busier streets, similar to the pocket parks of the Southern Quarter, yet harder and more urban as is appropriate for the different character of this area of the masterplan. These were originally given full planning approval in the reserved matters applications for D1 &amp; 2 and D3 &amp; 4, but will come to their full fruition as spaces with a sense of enclosure and activeness from their residential entrances on three sides following the E Blocks being built.</p> <p>The two entrance courts will also connect to the central space of the Eastern Quarter, which will be a landscaped garden square bounded by Blocks D2, D3, E1 and E3. In the hybrid permission this was to be a private communal amenity space for those blocks, but this is now to be a public open space, with gates so it can be closed at night, but otherwise (and potentially all the time) accessible to all. The E Blocks will complete the enclosure of this garden square, add active residential edges, in particular with ground level flats in E3 on its north side. In earlier iterations of this design, the ground floor of E1 onto the square would have been inactive blank facades of the residents facilities, but following officer and QRP concerns these have been re-planned with clear fenestration onto the busy activity of the gym facing the square. It will also create a new pedestrian public route, connecting via the space between D1 and E1, the similar street-like space, to the main north-south spine road through Heartlands and through the heart of the Clarendon Square development.</p> <p>The footprints and maximum heights of E1, 2 &amp; 3 are as defined in the outline permission at between 10 and 14 storeys, with maximum</p>	

Stakeholder	Representations	Officer comments
	<p>and minimum heights above datum and the detailed proposals fall within these limits. All three blocks are united by a common L-shaped plan form made up of a lower rectangular element of a consistent 8 storey height interlocking with a higher rectangular element stepping up by 2 floors in each block, so that the higher part of E2 is of 10 storeys, E1 12 storeys and E3 14 storeys. The height, scale, massing and design is therefore considered appropriate for the context and in accordance with the approved masterplan and design code, and receives officer and Quality Review Panel support.</p> <p><b><u>Elevational Treatment, Materials &amp; Fenestration</u></b></p> <p>The main modelling move across the whole Clarendon Square development is to break blocks down into a series of vertical elements, in different palettes of materials and with different fenestration patterns; this has been followed in, in the southern quarter (Blocks A1-4, B1-4 and C, currently under construction) where they face onto the street or their entrance courts, and in Blocks D1 to 4 recently granted Reserved Matters Approval. It was always envisaged, in the approved Masterplan and Design Code, that fenestration patterns and materials palettes would become more orderly and less brick dominated, which they do in this reserved matters application.</p> <p>In each case the lower, 8 storey, parts of each block relate to the adjacent open spaces; E2 to the market square, E1 and 3 to the garden square, with the higher elements relating to the streets and interior of the block. All buildings share a two storey “base” that extends across the podium, uniting the development whilst maintaining the identity of individual buildings and elements, providing a transition zone from the busy street to upper residential floors and providing more pleasing proportions and human scale to elevations, especially appropriate in the “civic” elevation onto the</p>	

Stakeholder	Representations	Officer comments
	<p>main square. The blocks therefore have an appropriate bulk, mass and proportion to their neighbouring space.</p> <p>Other non-residential elements of the proposals are elegantly and appropriately treated, with prominent entrances and lively, active frontages to busy, public-facing functions such as the Community Room and Residents Facilities, contrasting with quite, functional but as unobtrusive as possible entrances to the underground car and cycle parking, refuse and plant. The Community Room and Residents Facilities share a public pocket park to act as a threshold and with spill-out space suitable for waiting and events.</p> <p>The elevational treatment as a whole is more orderly, with a regular grid and a unifying brick across all three blocks, paired with a contrasting metal panel in a different tone for each block; a lighter brown to E1, a coppery mid-tone to E2 and a chocolaty dark brown to E3. The metal cladding is contrastingly located in the taller or shorter elements of each block, as the infill to a two-storey brick frame in the taller elements, that therefore take on a more “gridded”, formal appearance, and as a less formal, looser, more horizontal pattern in the lower parts. This brick frame, using a common, buff brick across all 3 blocks and their connecting podium, is further enriched by a “diaper” pattern of projecting bricks of a contrasting darker colour, referencing local precedents such as the corner gables in the Noel Park Estate and creating a more distinguished, civic appearance, to the most significant elevation onto the market square. To the second most important elevations, those onto the garden square, the brickwork is “striated”, with every 4<sup>th</sup> course projecting, to further embellish these important elevations without departing from an overall residential idiom. It is notable that the materials colours and details are within the range of those used in the earlier stages, albeit used in a more formal, more civic manner appropriate to this busier, more central location.</p> <p><b>Private, Communal and Public Amenity Spaces</b></p>	

Stakeholder	Representations	Officer comments
	<p>All residential units are provided with private amenity space in compliance with or better than London Plan and Mayoral Housing SPG requirements, in the form of balconies or roof terraces. Balconies are generally inset, especially on street facing elevations, located on corners benefiting from daylight from and views in two directions, and usually benefit from direct sunlight. Some balconies, in the taller parts of the blocks are semi-inset, semi-projecting, as part if the elevational composition and to create greater interest to their form, whilst balconies onto the central garden square are the only projecting balconies, adding to engagement with this more intimate space.</p> <p>All flats would also be able to use a variety of private communal external amenity spaces; Each block has a private communal roof terrace at the 8th floor; all are of the same size, contain an equipped childrens' play area, lawn space, seating and planters and would benefit from plentiful sunlight. Each block will also have access to the podium garden at 2<sup>nd</sup> floor level; this will receive fewer hours of sunlight and is designed more as a woodland grove landscape, with path, seating, mounds containing trees and otherwise inaccessible, intensive green roof planting; this will also screen areas of private roof terrace in place of balconies for flats on this level beside the podium, and rooflights for the office space below. Edges of the podium visible from the surrounding streets will see the trees.</p> <p>In addition to playspace suitable for younger children at every roof terrace, spaced away from and screened from the roof edge, there is publicly accessible recreation and playspace provided in the central garden court and the pocket park beside the Community Room and Residents Facility, both accessible from residents doors without crossing a road.</p> <p>Entrances to and circulation within blocks is spacious and benefits from external windows providing a decent amount of natural light to</p>	

Stakeholder	Representations	Officer comments
	<p>every residential access corridor, benefiting from changes to block designs since the masterplan &amp; illustrative scheme creating a cut-out at each external corner. Each block has a prominently located street entrance, in highly legible and active locations, an aspect that was improved during development of the proposals. Each is a double height entrance hall opening off a double height porch, leading through a relatively short corridor to stairs and double lift. At each floor the centrally located lifts and stairs is close to a floor-to-ceiling window onto the street or central garden square. Although the floors below the 8<sup>th</sup> floor roof terraces have 10 (E1) and 11 (E2 &amp; 3) flats per floor, compared to the maximum 8 recommended in the Mayors Housing SPG, the layout as two separate corridors leading in opposite directions off the central lift, stair and window make it more like five and six flats per floor, as well as the lower floors containing a higher proportion of smaller one bedroom flats, so, in this case the number of flats per floor can ne considered acceptable. Above the 7<sup>th</sup> floor there are never more than six flats per floor.</p> <p><b><u>Residential Quality, including Aspect and Privacy</u></b></p> <p>All flat and room sizes comply with or exceed minima defined in the Nationally Described Space Standards, as is to be routinely expected.</p> <p>The proportion of single aspect housing is low, and better than in the approved-in-outline illustrative scheme; due to the changed layout, the cut-out creates two dual aspect corner flats where there was one per floor, and this application achieves 64% dual aspect, compared to a predicted 45-55% dual aspect in the consented illustrative scheme for these blocks. There are no two or more bedroom single aspect flats and most face east or west, with one per floor in E1 and one per floor in E2 facing north onto the pocket park and market square and one per floor in E3 facing south onto the garden square and one in E1 looking towards the park, and none above the 7<sup>th</sup></p>	

Stakeholder	Representations	Officer comments
	<p>floor. So although it would be preferred if there were no single aspect north and south facing flats, it is unsurprising that in this part of the development, with a larger proportion of smaller flats, and considering the importance of built form providing enclosure and legible urban form to the network of streets and squares, as well as being an improvement on the consented outline scheme, the number is considered a good achievement.</p> <p>Otherwise the flat plans of greatest concern are those on internal corners, where there could be the greatest constrained outlook and access to daylight, but in this layout these are always one bedroom, always dual aspect (whereas most single bedroom flats are single aspect), have larger windows of virtually full height and width with balcony access off both living room and bedroom and are always in the quieter parts of the development away from public spaces.</p> <p>In terms of privacy and overlooking, the proposals are acceptably spaced, with direct distances between blocks never less than 17m (where 18m would be the ideal minimum), and mostly only that low for the secondary elevation to dual aspect corner flats. Neighbouring approved and masterplanned blocks in the rest of the development are generally at further distance and often are over public streets and squares where the expectation of privacy is anyway lessened. There are no existing neighbouring dwellings within privacy range, except the recently completed Block C, which will still be well over 20m away diagonally across the street from E1. Distances at corners are often lower, including to the previously approved D2 and 3 at the corners of the garden square, but these will be sharply angled oblique views not allowing a view deep into rooms.</p> <p>In general, the quality of residential accommodation proposed is consistently high, and the clear layout, generous, high quality and well naturally lit communal circulation and landscaped outdoor</p>	



Stakeholder	Representations	Officer comments
	<p>amenity space, further enhance the quality of accommodation proposed.</p> <p><b><u>Daylight and Sunlight</u></b></p> <p>Of relevance to this section, Haringey policy in the DM DPD DM1 requires that:</p> <p><i>“...D 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 spaces 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 residents of the development...”</i></p> <p>The applicants have prepared a Day and Sunlight Statement broadly in accordance with council policy following the methods explained in the Building Research Establishment’s publication “Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice” (2nd Edition, Littlefair, 2011), known as “The BRE Guide”.</p> <p>Daylight and sunlight levels to the proposed residential accommodation within this proposal generally meet the BRE standard, a good result for a higher density scheme. For daylight, 124 of the sample of 163 rooms assessed (76%) would receive daylight of or over the BRE Guide recommended levels. Many of the rooms that do not meet the BRE guidance levels are Living/Dining/Kitchens or Studios that would meet the levels recommended for Living/Dining Rooms but don’t meet the higher levels for Kitchens, although the kitchen is at the darker back of the room. They are also often in rooms relying on windows opening off a balcony with a further balcony above, which itself will be of greater benefit to residents, but reflects the more repetitive, more formal</p>	

Stakeholder	Representations	Officer comments
	<p>architectural approach. Nevertheless, the proportion in compliance is comparable to or better than the illustrative scheme at outline application, and given the higher density nature of this development area, the result is considered a good daylighting performance.</p> <p>For sunlight, the applicants' consultants' tested <i>all</i> habitable rooms facing within 90° of due south and then teased out the living rooms, which are the only rooms considered relevant to sunlight access in the BRE Guide. Their assessment found that 36 living rooms (40%) meet the recommended annual probable sunlight hours (APSH) and 41 (46%) meet the winter probable sunlight hours (WPSH) recommendation, out of 90 applicable living rooms. The living rooms to not achieve either the annual or winter sunlight test are mostly in windows under balconies and the applicants consultants note that several of these rooms are corner rooms with other windows that do not face south, with other, south facing living rooms being overshadowed by balconies above. It is reasonable to prefer the balcony to the room to receiving maximum sunlight. Given the high density nature of the development, this is again considered a good sunlight achievement.</p> <p>Each block has a large private communal rooftop amenity spaces as well as the shared podium garden and has easy access to the central shared, publicly accessible garden square, the northern public market square to be delivered in later phases and the new park in the southern part of the development, currently nearing completion. With respect to public spaces, all exceed the BRE Guide recommended access to sunlight, of at least 2 hours at the solstice, with the most challenged, the market square, which was predicted in the outline scheme to only just achieve the BRE recommendations, somewhat improved in this detailed design. All the roof terraces receive very generous sunlight; only the podium garden being more shaded; this latter space is just one of several options and is not relied upon to provide residents with sunlit amenity space. All flats also benefit from a private balcony or roof</p>	

Stakeholder	Representations	Officer comments
	<p>terrace, most of which also receive more than the recommended sunlight. It is generally recognised, in the applicants own marketing research and in published reports such as “Superdensity” (<a href="#">Recommendations for Living at Superdensity</a> - Design for Homes 2007), that residents value sunlight to their amenity spaces more highly than to their living rooms, valuing the ability to sit outdoors in the sun, and to have a view from their living room, and if possible, from their flat entrance hall, onto a sunny outdoor space, whilst excessive sunlight <i>into</i> living rooms can create overheating and television viewing difficulties. Given that all residents will have access to sunny private communal amenity space, most with sunny private amenity space, and a reasonable number sun to their living rooms, the sunlight levels are considered acceptable.</p> <p>The impact of their proposals on neighbouring dwellings was generally addressed satisfactorily in the Hybrid Application and does not need to be changed for this. However, there was a condition on the Outline Approval that reserved matters for this (and other adjacent) parcels must confirm their impact on a reasonable illustrative scheme on the Bittern Place site. The applicants’ consultants’ study in Design &amp; Access Statement shows that the areas of the illustrative scheme that would not get access to good daylight are not significantly increased, only affecting a part of the ground floor and a very small part of the first floor, with the expectation being these floors would be in non-residential use, to meet the Site Allocation Requirements for town centre and employment uses on that site. It was accepted, when the Outline Application was granted, that a development of matching height and setback to the illustrative scheme and parameter plans of that Outline Application on the Bittern Place side of the Silsoe Road frontage, north of site of this application, would not benefit from great daylight.</p> <p>Normally in the case of higher density developments it is necessary to note that the BRE Guide itself states that it is written with low</p>	

Stakeholder	Representations	Officer comments
	<p>density, suburban patterns of development in mind and should not be slavishly applied to more urban locations; as in London, the Mayor of London's Housing SPG acknowledges. In particular, the 27% VSC recommended guideline is based on a low density suburban housing model and in an urban environment it is recognised that VSC values in excess of 20% are considered as reasonably good, and that VSC values in the mid-teens are deemed acceptable. Paragraph 2.3.29 of the GLA Housing SPD supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city. This proposal therefore achieved a high quality of day and sunlight access.</p>	
<p><b>Transportation</b></p>	<p>Transport comments dated 02/10/2020 are as follows:</p> <ul style="list-style-type: none"> <li>a. The Car Park Plan (management) has yet to be agreed for the site. I am also concerned regarding the selective use of parking standards for Blue Badge holders from the 'Intend to Publish London Plan' requirement for 3% provision from the onset and the 7% when demand increases. This compares with 10% requirement for the existing London Plan. The inconsistency is apparent with cycle parking provision – proposals relates to the existing London Plan.</li> <li>b. The provision of 300mm safety margins along both sides of the car park access ramps is welcome. However, my concerns regarding the use the of this ramp for access for large number cycle parking remains unresolved.</li> <li>c. Regarding the use of two tiered 'Josta' cycle stands, I suggest a compromise whereby 10% of the cycle parking space be provided in the form of 'Sheffield' stands with the remaining as two tiered stands. I would accept a small reduction in overall number of cycle parking spaces to improve quality of provision. With regards to layout of cycle</li> </ul>	<p>Observations have been taken into account. The recommended legal agreement clauses, conditions will be included with any grant of planning permission as appropriate.</p>

Stakeholder	Representations	Officer comments
	<p>parking and aisle widths, London Cycle Design standards should be followed.</p> <p>The applicant should demonstrate how they meeting LCDS rather than how they failed to meet these standards in other blocks.</p> <p>d. Adequate and safe lift access to cycle parking is required. The use of car park access ramp is not considered safe, convenient or accessible for all users.</p> <p>e. Provision for larger bicycles at 4.3% rather than 5% would be accepted if other issues related to cycle parking are resolved.</p> <p>f. Regarding the capacity of the two loading bays, my previous comments stand. The provision for two loading bays need to be justified based on assessment of demand. For example, based on the 28 service deliveries/day indicated for Blocks E1-E3, only one loading bay would be required. The submission however indicated that the bays will be used by other Blocks – and as previously explained, that assessment is considered unrealistic and likely to cause congestion.</p>	
<b>Lead Pollution Officer</b>	Having considered the applicant submitted supporting information especially the planning statement dated July 2020, Design and Access Statement etc. and the nature of the proposed reserved matters, please be advise that we have no objection to the application with regards to land contamination and air quality	Comments noted.

Stakeholder	Representations	Officer comments
	but the applicant is expected to comply with the previous conditions on both grounds i.e. land contamination and air quality as advice in the approved hybrid planning permission (outline and detail) HGY/2017/3117 where applicable.	
<b>Public Health</b>	<p>We are satisfied that our concerns have been considered/addressed and more detailed explanations have been given where we had scant information and where further changes made. We have no further concerns.</p> <p>Overall, this is one of the developments that has built in a high level health and wellbeing from its inception. However, due to the size of the development we needed to interrogate the detail more.</p>	Comment noted.
<b>Carbon Management Team</b>	No objection	Comment noted.
<b>SuDS Officer</b>	The LLFA, has no objection to this application, drainage conditions will be reviewed under separate applications	Comments noted.
<b>Tree and Nature Conservation Manager</b>	<p>It is proposed to plant a mixture of small, multi-stem and large trees of various ornamental species, which would appear suitable to the locations and conditions found within the development. Species selected include both evergreen and deciduous trees, which will tolerate sunny conditions and sheltered shade., while also providing year round interest. The planting palette includes grasses, perennials and evergreen flowering shrubs, providing seasonal colour and sources of nectar and pollen.</p> <p>I am happy to approve the proposals as it will provide a quality landscape which will increase local biodiversity by providing diverse habitats for a wide range of species</p>	Comments noted
<b>Waste Management</b>	<p>It is noted that the application is to continue with a waste strategy incorporating the compacting of waste to minimise the number of bins needed on site.</p> <p>The Council still confirms the reservations highlighted in HGY/2017/3117.</p>	Comments noted

Stakeholder	Representations	Officer comments
	<p>Any issues that arise due to compaction of waste and the failure for the council to provide a once weekly collection of waste as outlined in the guidance given will be the responsibility of the managing agent to resolve</p> <p>The above planning application has been given a RAG traffic light status of GREEN for waste storage and collection</p>	
<b>Housing Team</b>	No comments to make	Noted
<b>Conservation Team</b>	<p>There are no designated or non-designated built heritage assets within the application site. However, there are a number of built heritage assets located in close proximity to the site, including eight conservation areas (Wood Green Common; Hornsey Waterworks and Filter Beds; Alexandra Palace and Park; Trinity Gardens; Campsbourne Cottage Estate; Hornsey High Street; Noel; and Hillfield) and associated heritage assets. As it has been assessed in the initial application (HGY/2017/3117), the proposed development will result in some, less than substantial harm to the significance of a number of built heritage assets. As it has already been assessed, the benefits of the scheme will outweigh that harm. A Cultural Strategy has been developed that takes into consideration the history of the site and its existing context in order to inform the new development.</p> <p>The buildings, that are subject to this application, form part of the Eastern Quarter and are located approximately in the middle of the site. Their height and mass comply with the consented parameters. The information submitted as part of this reserved matters application will result in no further harm to any heritage assets. From a conservation perspective, there is no objection.</p>	Comments noted
<b>EXTERNAL</b>		
<b>Environment Agency</b>	Thank you for consulting us on the above application. We have no objections.	Comments noted.

Stakeholder	Representations	Officer comments
	The land contamination aspects relating to this phase of the development are being dealt with through separate planning conditions and as such we have no comments	
<b>Thames Water</b>	<p>Waste Comments</p> <p>Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Thames Water would advise that with regard to SURFACE WATER network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p>	Observations have been taken into account and informatives included as appropriate.
<b>Transport for London</b>	<p>The car parking quantum proposed is acceptable in line with the level agreed in the outline permission (HGY/2017/3117) and complies with policy 6.13 of the London Plan.</p> <p>The level of cycle parking proposed is acceptable in accordance with policy 6.9 (Cycling) of the London Plan.</p> <p>TfL welcomes that the internal street has been designed in accordance with manual for streets guidance. The location of loading/servicing bays is supported in line with policy T7 (Deliveries, servicing and construction) of the Intend to Publish London Plan.</p> <p>All outstanding conditions from the outline permission relevant to this part of the application should be carried forward on any permission for this reserved matters application</p>	Comments noted
<b>Designing Out Crime Officer</b>	<p><b>Section 1 - Introduction:</b></p> <p>With reference the above application we have now had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on relevant information to this site (Please see</p>	Comments noted and conditions/informative in place to cover these points.



Stakeholder	Representations	Officer comments
	<p>Appendices), including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer.</p> <p>It is in our professional opinion that crime prevention and community safety are material considerations because of the mixed use, complex design, layout and the sensitive location of the development. To ensure the delivery of a safer development in line with L.B. Haringey DMM4 and DMM5 (See Appendix), we have highlighted some of the main comments we have in relation to Crime Prevention (Appendices 1).</p> <p>We have met with the project Architects to discuss Crime Prevention or Secured by Design (SBD) for the overall site. The Architects have made mention in the Design and Access Statement with reference to design out crime principles and crime prevention, but have not made mention to the features utilised to reduce crime. They have also stated that BREEAM accreditation is required and whilst DOCOs are not qualified as BREAAAM assessors, SBD accreditation is accepted to achieve the relevant BREEAM points. At this point it can be difficult to design out any issues identified. At best crime can only be mitigated against, as it does not fully reduce the opportunity of offences.</p> <p>Whilst in principle we have no objections to the site, we have recommended the attaching of suitably worded conditions and an informative. The comments made can be easily mitigated early if the Architects or Managing Agency was to discuss this project prior to commencement, throughout its build and by following the advice given. This can be achieved by the below Secured by Design conditions being applied (Section 2). If the Conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity. The project has the potential to achieve a Secured by Design Accreditation if advice given is adhered to.</p>	

Stakeholder	Representations	Officer comments
	<p><b>Section 2 - Secured by Design Conditions and Informative:</b> In light of the information provided, we request the following Conditions and Informative:</p> <p><b>Conditions:</b> (1) Prior to the first occupation of each building or part of a building or use, a '<b>Secured by Design</b>' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. (2) Accreditation must be achieved according to current and relevant Secured by Design guide lines at the time of above grade works of each building or phase of said development.</p> <p><b>Informative:</b> The applicant must seek the ongoing advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available <b>FREE OF CHARGE</b> and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.</p> <p><b>Section 3 - Conclusion:</b> We would ask that our department's interest in this planning application is noted and that we are advised of the final Decision Notice, with attention drawn to any changes within the development and subsequent Condition that has been implemented with crime prevention, security and community safety in mind.</p> <p>Should the Planning Authority require clarification of any of the recommendations/comments given in the appendices please do not hesitate to contact us at the above office.</p>	
<b>London Fire Brigade</b>	Thanks for the additional information which shows satisfactory fire fighting access	Comments noted

Stakeholder	Representations	Officer comments
<b>Network Rail</b>	In relation to the above application I can confirm that Network Rail has no observations to make	Comments noted
<b>NEIGHBOURING PROPERTIES</b>		
<b>Neighbouring occupier</b>	There are very few GP practices in this area. Please consider including a Medical Centre as part of this development.	The design codes for the development zones which formed part of the hybrid consent indicated the ground floor uses for the E buildings.
<b>Alexandra Park and Palace Charitable Trust</b>	<p>Set in 196 acres of parkland, Alexandra Palace is an iconic North London destination of important historical significance. Opened in 1873, it provides a significant recreational resource for the public, particularly benefitting the local population of Haringey and north London. Through our events and activities onsite and the provision of award-winning parkland, we receive over four million visits a year.</p> <p>The Clarendon Road development site is located close to the bottom corner of Alexandra Park. As per our consultation response on the planning application back in 2017, the development of the Clarendon Road site is of particular interest to the Charitable Trust; Alexandra Park is a strategic open space and will be used by new residents of both this site and the wider Heartlands sub-area, putting additional pressure on the flora and fauna, the recreational facility and the Trust in terms of managing the impact of visitors, litter and security –all of which are compounded by historical poor drainage and outdated infrastructure.</p> <p>Alexandra Palace has a number of spaces that are used for a variety of events, ranging in capacity from 10 –10,000. We have a dedicated space for our creative learning activities and we lease another of our buildings to a tenant, which is very well used for small local community events.</p>	Comments noted

Stakeholder	Representations	Officer comments
	<p>Based on our expertise of hiring and leasing spaces and the demand we have experienced for community use, we believe:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> a community space like the one proposed will be a useful resource for the new resident community;</li> <li><input type="checkbox"/> the Palace would be unable to meet the demand from this development for such a community space;</li> <li><input type="checkbox"/> The location within the development itself is important</li> </ul> <p>Consequently, the inclusion of a new community space for the Clarendon Road development site is welcomed; with the creation of a brand new community, it is vital that the site provides space for residents to gather and hold events such as birthday parties, residents' meetings and other social activities.</p> <p>We welcome the opportunity from St William to provide this letter of support in relation to the addition of a dedicated community space to the Clarendon Road development site and look forward to working with them more closely to ensure the quality of the built and natural environment in and around the new development meets the needs of the new and existing local community.</p>	
<b>Bridge Renewal Trust</b>	<p>I am writing on behalf of The Bridge Renewal Trust (Bridge). The Bridge is a charity based in Haringey and our main purpose is to deliver practical ways that people can live healthier and fulfilling lives – thus playing our part in working towards reducing health inequalities and building stronger communities. As Haringey Council Strategic Partner for the Voluntary and Community Sector, we work alongside the council to ensure the sector is stronger and able to meet the needs of our diverse communities.</p>	Comments noted

Stakeholder	Representations	Officer comments
	<p>St William have engaged the Bridge to review and consider their proposals for the new Community Room (D1 Use Class) that is to be delivered as part of the Clarendon masterplan. We believe that a masterplan of such scale presents an exciting opportunity for Wood Green through the creation of a new residential community, however also with some challenges on ensuring this new community integrates itself into the surrounding area and existing communities, and ensuring that opportunities are provided for all.</p> <p>St William's commitment to create a new community space, available to all for hire and at a low benchmarked rate is supported by the Bridge. We believe such a space at the centre of the masterplan will help encourage a sense of community and generate opportunities for new and existing residents. Their commitment to make any surpluses available to local community groups and charities is also supported.</p> <p>St William and the Bridge have discussed opportunities to work together in ensuring any surpluses are targeted to supporting local charities and ensuring the community room becomes an active space offering opportunities for all, particularly those within the Wood Green area who are most in need and hard to reach. We look forward to continuing this dialogue with St William as they develop their proposals for the Community Room.</p>	

**Appendix 3 - Quality Review Panel report**

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**Haringey Quality Review Panel**

**Report of Formal Review Meeting: Clarendon Gasworks**

Wednesday 18 March 2020  
video conference

**Panel**

Peter Studdert (chair)  
Marie Burns  
Tim Pitman  
Wen Quek  
David Ubaka

**Attendees**

John McRory	London Borough of Haringey
Valerie Okeiyi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

**Apologies / report copied to**

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Robbie McNaugher	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 Formal Review Meeting  
18 March 2020  
HQR24\_Clarendon Gasworks

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2

**1. Project name**

Eastern Quarter, former Clarendon Gas Works, land adjoining Mary Neuner Road, Brook Drive and Coburg Road

**2. Presenting team**

Nick Hacking	Sheppard Robson
Christina Pappa	Sheppard Robson
James Turner	LDA Design
Kathryn Chung	St William
Charlie Howard	St William
Matthew Rees	St William

**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 briefing**

The Haringey Heartlands area lies in the centre of the Borough and is one of the Growth Areas identified in the Council's Local Plan 2013. The area is also identified in the London Plan as an Area of Intensification. The application site falls within the Haringey Heartlands area and is situated between Hornsey Park Road, Mayes Road and the London King's Cross / East Coast Main Line, Clarendon Road and Coburg Road. It covers an area of 4.83 hectares and includes land, buildings and structures owned by National Grid Property and the Greater London Authority. The site is currently under construction. It forms part of the Council's Site Allocations Development Plan Document (SA22: Clarendon Square). The Wood Green Area Action Plan includes this application site as 'SA18: Clarendon Road'.

There has been a long history of planning applications for this site, with several Quality Review Panel reviews. A hybrid application was approved in early 2020 (HGY/2017/3117). Condition four relating to the outline element attached to the planning permission seeks details of the reserved matters specification. The overall parameters were agreed within the hybrid application. The reserved matters application is about defining details, including flat layouts, materials, elevational composition, access, internal courtyard, façade, external appearance and landscaping. Changes have been made to the block form to improve daylight / sunlight to some units and the spaces between the blocks.

Report of Formal Review Meeting  
18 March 2020  
HQR24\_Clarendon Gasworks



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3

Proposed blocks E1 to E3 form the final phase of the Eastern Quarter and are subject to a future reserved matters application (Clarendon Road Phase 3b development). Officers welcome the panel's views on the massing, façade concept, design code response and townscape of blocks E1, E2 and E3, in addition to the choice of materials, textures and colour palette.

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

The Quality Review Panel welcomes the opportunity to review the proposals for blocks E1, E2 and E3 within the Eastern Quarter. It considers that the proposals have the potential to deliver high quality development and welcomes the adjustments to the three-dimensional form that results in a more responsive relationship to adjacent spaces. It offers broad support for the evolving detailed design of the scheme, subject to some further refinements to the building entrances to enhance legibility, and to the internal configuration and layout of the buildings in order to increase the generosity and quality of the accommodation. The panel would encourage further consideration of the landscape design and some of the lower elevations fronting onto key spaces – particularly the car park ramp and the spa pool and changing area - to enhance activity and passive surveillance. Further details of the panel's views are provided below.

*Massing and development density*

- The panel supports the scale, massing and form of the scheme; these aspects are working well. It welcomes the articulation of the form and massing, and the evolution of the scheme to become three-dimensionally simpler in its relationship with key adjacent spaces.
- However, while the panel supports the overall volume of the proposals for blocks E1, E2 and E3, it recommends a reduction in the number of residential units per floor (for example, by removing one unit) to improve the quality of the accommodation in some key areas (outlined in greater detail below).

*Scheme layout and architectural expression*

- The panel suggests extra generosity within the layout of the residential floor plans, in order to alleviate layout constraints within the flats located at the inner 'elbow' of each block on each floor, and to improve levels of daylight and outlook for residents.
- The panel would encourage the design team to explore options, including reducing the number of flats serviced by each core (currently 10 and 11 flats per core), and redistributing the space to improve the quality of the accommodation within each flat and within the common circulation spaces.

Report of Formal Review Meeting  
18 March 2020  
HQR24\_Clarendon Gasworks





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4

- Additional work is also needed to visually reinforce the locations of the main entrances to the blocks, as seen on approach at street level. While they are clearly identifiable in plan, they lack legibility within the elevations.
- Further consideration of the interface between the public realm and the building façades would also be supported. The panel encourages further consideration of some of the lower elevations fronting onto key spaces, to enhance activity and passive surveillance. The spa pool and changing area will present relatively 'dead' frontages onto the two landscaped spaces to the east and west of the building; the panel encourages the design team to explore options to increase activation of these façades. Inclusion of glazing to provide views through to internal areas would be supported.
- In addition, the interface between the building and the adjacent public realm in the location of the car park ramp should also be carefully thought through, including how the car park ramp is contained, and how this façade / elevational treatment will be viewed from Mary Neuner Road. This will be a primary frontage on the approach through the development.
- The panel welcomes the visual reinforcement of a double storey 'base' at ground level, as this lends a civic presence to the buildings, especially adjacent to the market square.
- A range of views was expressed about the materiality of the proposals. On balance, the panel feels that, as detail of the elevations continues to evolve, the choice of a 'calm' brick tone is appropriate, alongside inclusion of different metal panels for variety, as proposed within the 'preferred approach' presented.

*Place-making, public realm and landscape design*

- The panel would encourage the design team to give each key space a strong identity that reflects the hierarchy of the different spaces, and the different uses within each.
- Lighting will be very important and could help to establish distinctiveness within the different spaces and signal movement between them. The overall lighting design for the proposals requires a strong approach that provides a sense of place as well as a sense of security and comfort.
- Consideration of the microclimate (and especially wind levels) will be very important within the design of the public realm and landscape.
- The panel notes that a significant proportion of the landscaped open spaces will be located above a basement area, a podium, or at roof level; adequate depth, and engineering, within the floor slabs will be required in order to support the landscape proposed.

Report of Formal Review Meeting  
18 March 2020  
HQR24\_Clarndon Gasworks



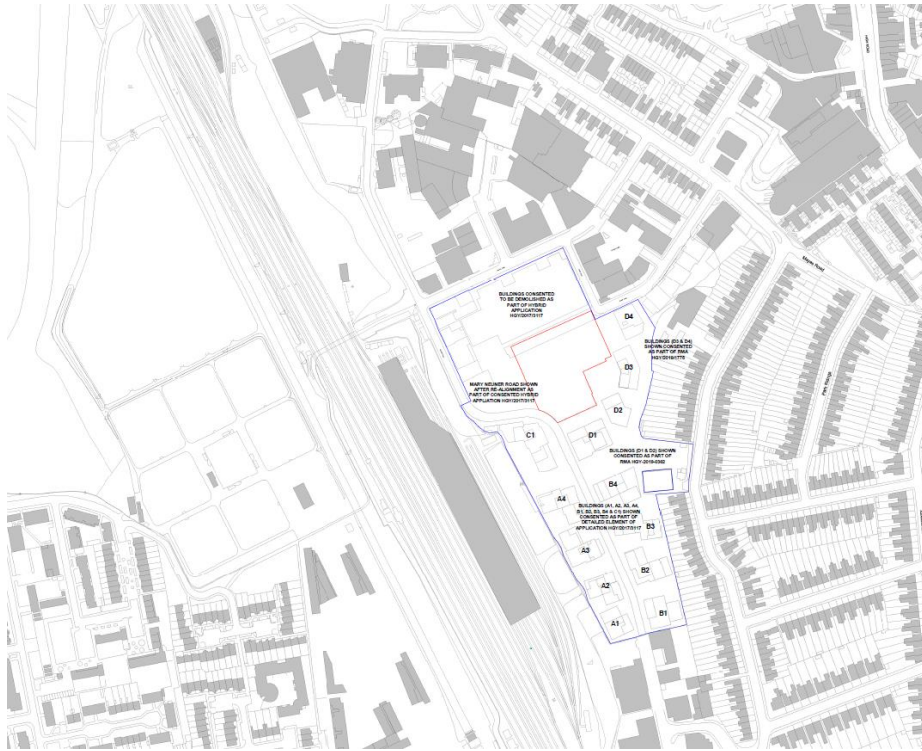
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5

*Next steps*

The Quality Review Panel offers broad support for the proposals for the Eastern Quarter of the Clarendon Gasworks, subject to some refinements, as outlined above. The panel is confident that the project team will be able to address these points effectively, in consultation with Haringey officers.

**Appendix 4 -Plans and images**



**The site location plan**



**Illustrative masterplan**

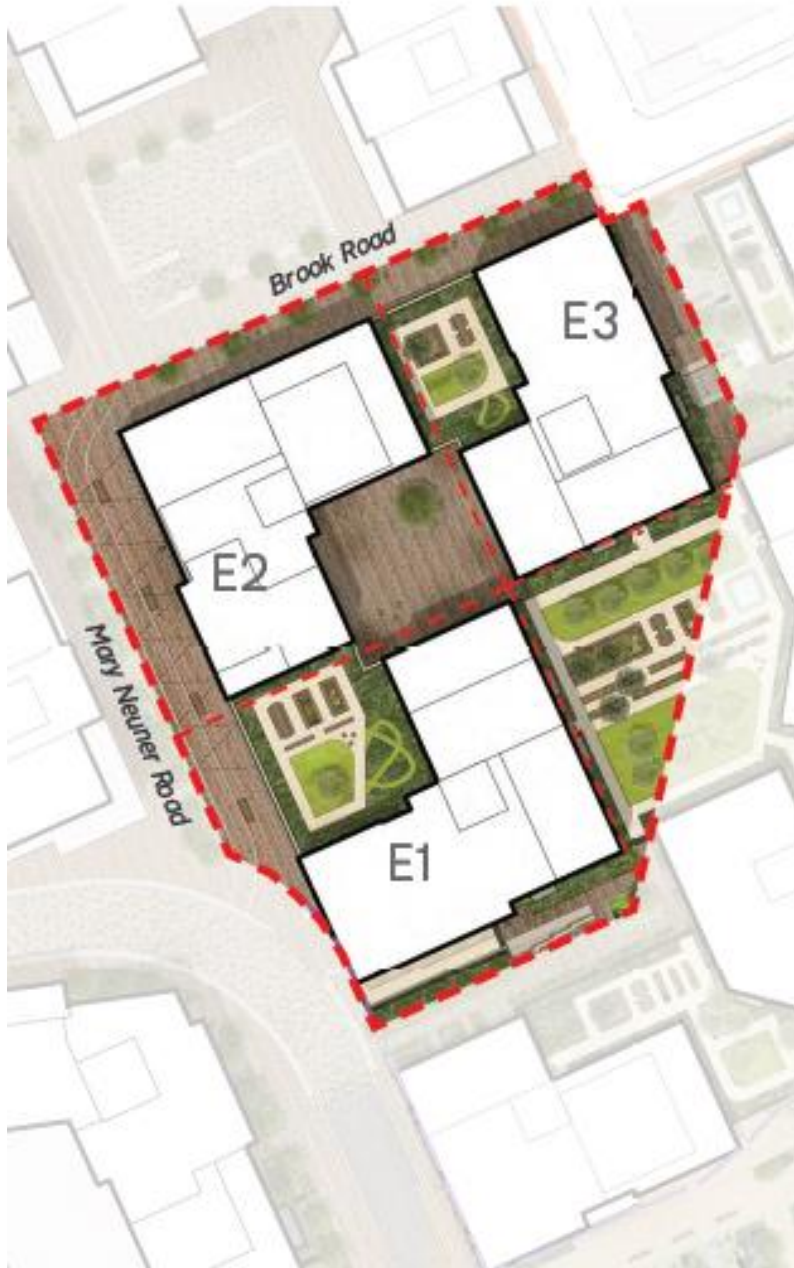


Heights of Illustrative Masterplan  
(heights exclude undercroft and basement levels)

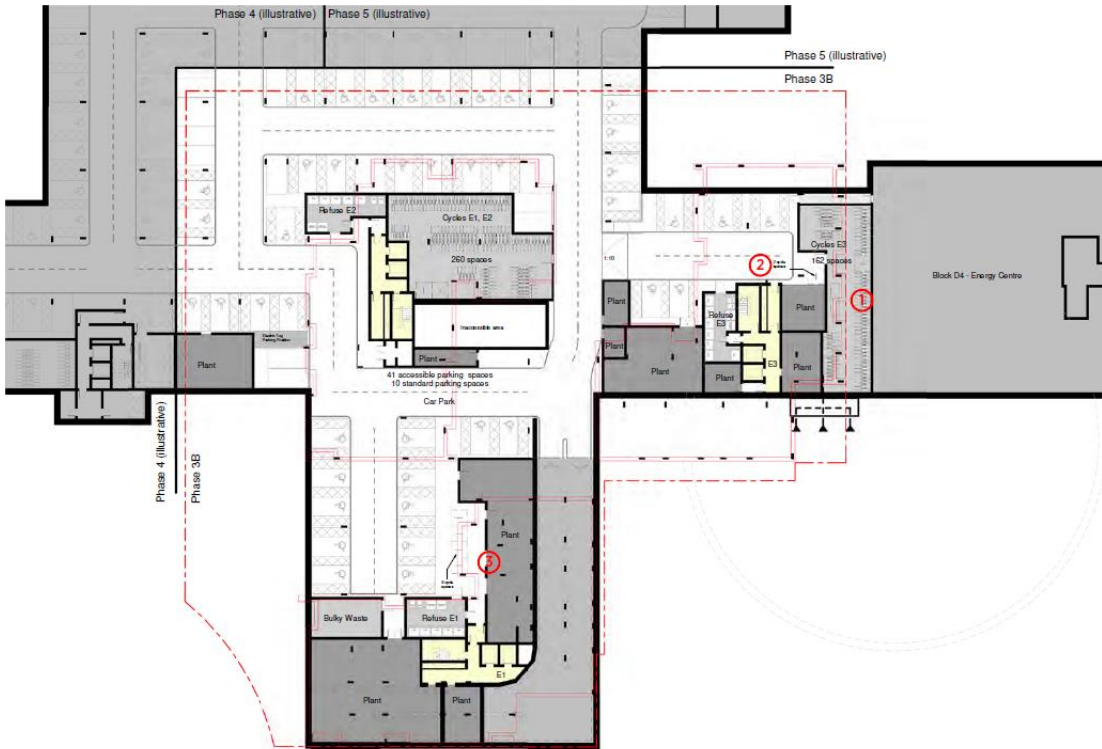
- 13+ storeys
- 7-12 storeys
- 2-6 storeys

## Heights of illustrative masterplan

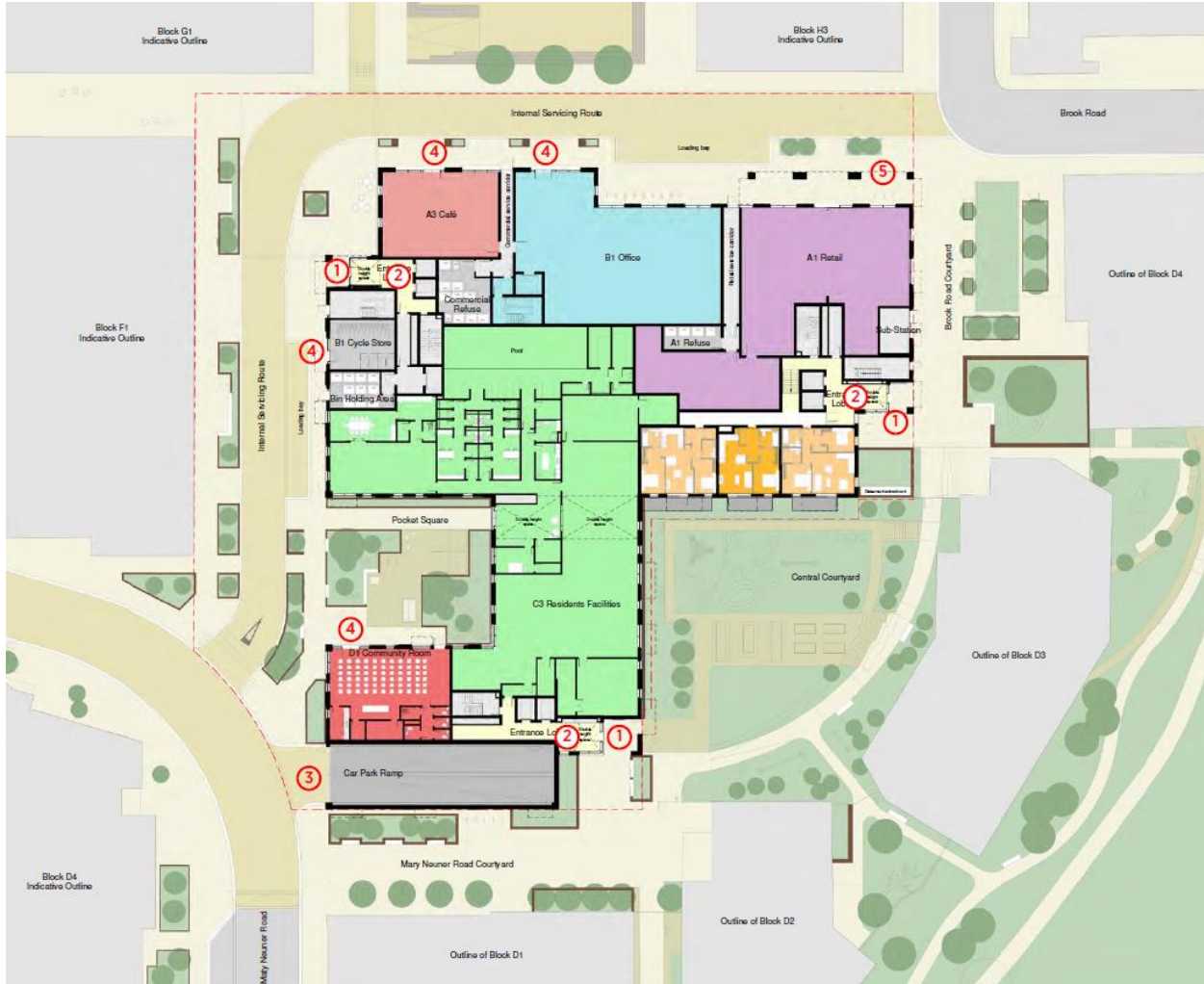




**Illustrative masterplan development zone boundary**



**Proposed basement plan – phase 3B**



**Proposed ground floor level plan- Buildings E1-E3**





**Brook Road Approach view**



**Mary Neuner Road Approach View**

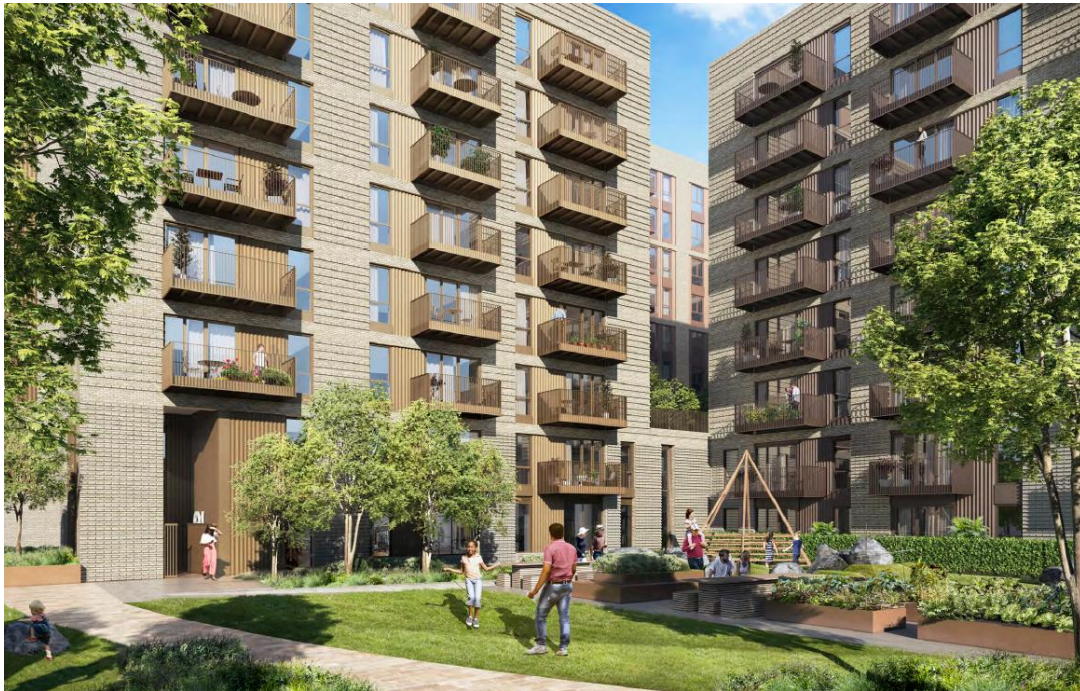


**View towards building E2 and building E3 from future public square**





**View towards new pocket square**



**View from the central courtyard towards buildings E1 and E3**

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Planning Sub Committee

## REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

### 1. APPLICATION DETAILS

**Reference No:** HGY/2020/1584 & 1586

**Ward:** Northumberland Park

**Address:** Nos. 798-808 High Road, N17 0DH

**Proposal – Planning Permission:** Full planning application for the erection of a four storey building with flexible A1/A2/A3/B1/D1/D2 uses; external alterations to 798-808 High Road; change of use of 798-808 High Road to a flexible A1/A2/A3/B1/D1/D2 uses; demolition of rear extensions to Nos. 798, 800-802, 804-806, 808 and 814 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; hard and soft landscaping works; and associated works.

**Proposal – Listed Building Consent:** Listed building consent for internal and external alterations to 798-808 High Road, including the demolition of rear extensions Nos. 798, 800-802, 804-806 and 808 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; and associated works.

**Applicant:** Tottenham Hotspur Football Club (THFC).

**Ownership:** Private

**Case Officer Contact:** Graham Harrington

**Site Visit Date:** 30 August 2020.

**Date received:** 11 June 2020. **Last amended:** 18 September 2020.

**Plans and Documents:** See **Appendix 1** to this report.

- 1.1 The applications have been referred to the Planning Sub-committee for decision as the planning application is a major application that is also subject to a s106 agreement and it is considered appropriate to determine the associated Listed Building Consent application at the same time.

### SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development with its proposed mixture of high-quality refurbished and new floorspace and flexible range of uses would establish a 'cultural quarter' (with a new live performance space and music recording studio at its heart), accords with Site Allocation NT7 in the Tottenham Area

Action Plan and would help make the site vibrant and active at times when the THFC stadium is not in use;

- The 'cultural quarter' would provide between 30 and 285 net Full Time Equivalent (FTE) long-term jobs based on the possible range of proposed uses, as well as 174 FTE construction jobs, and is estimated would provide between £70,000 and £660,000 net additional local spending per year;
- The resultant minor loss of residential accommodation is acceptable given the substantial increase in expected housing within the Site Allocation and from the applicant's separate proposals for No.807 High Road and the significant benefits that would come from the proposed uses;
- The proposed loss of retail space from the North Tottenham Local Centre accords with Local Plan Policy DM43 and the proposed uses within and adjacent to the Local Centre should improve its vitality and viability;
- The proposed new Linear Building and landscaped space would be high-quality additions to the townscape, creating a more accessible and inclusive environment and providing a new positive frontage to Northumberland Park and publicly accessible space (during the day), which would improve community safety (with the site currently experiencing high levels of anti-social behaviour);
- The proposed refurbishment, alteration and extension of Nos. 798 to 808 High Road would facilitate the long-term use of these heritage assets, without harming their special architectural or historic interest or the character and appearance of the North Tottenham Conservation Area;
- The proposed demolition of the building at the rear of No.814 and the proposed Linear Building and landscaped courtyard would enhance the setting of Nos. 798 to 808 High Road and preserve and enhance the character and appearance of the North Tottenham Conservation Area;
- Subject to detailed noise mitigation and management measures, the proposed cultural uses should not cause unacceptable harm to residential amenity; and
- The development would be 'car free', provide good cycle parking and facilities to encourage cycling, incorporate on-site renewable energy technologies and be designed to link with the proposed North Tottenham District Energy Network too help reduce carbon emissions.

## 2 RECOMMENDATION

HGY/2020/1584

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability is authorised to issue the planning permission and impose conditions and informative and signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below and a section 278 Legal Agreement providing for the obligations set out in the Heads of Terms below.

- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than **31 January 2021** or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability shall in her/his sole discretion allow.
- 2.3 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.
- HGY/2020/1586
- 2.4 That the Committee resolve to GRANT Listed Building Consent and that the Head of Development Management or the Assistant Director Planning Building Standards and Sustainability is authorised to issue the Listed Building Consent and impose conditions and informatives.
- 2.5 That delegated authority be granted to the Head of Development Management or the Assistant Director of Planning Building Standards and Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions (planning permission and/or Listed Building Consent) as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice Chair) of the Sub-Committee.

**Conditions Summary – Planning Application HGY/2020/1584** (the full text of recommended conditions is contained in Appendix 8 of this report).

- 1) 4-year time limit
- 2) Development to be in accordance with approved plans.
- 3) Contract for Linear Building before demolition of building r/o No. 814 High Road
- 4) Café/restaurant opening hours
- 5) Courtyard Opening Hours
- 6) BREEAM Accreditation Very Good' (Linear Building & Nos. 804-806 High Road)
- 7) Performance Space Noise 1
- 8) Performance Space Noise 2
- 9) Performance Space Noise 3
- 10) Performance Space Terrace – Use
- 11) Music Recording Studio Noise
- 12) Mechanical Plant Noise
- 13) Ventilation/Extraction Details
- 14) Landscape Details
- 15) External Materials and Details – Linear Building

- 16) External Materials and Details – Nos. 804-806 High Road
- 17) No new plumbing on outside of buildings
- 18) No new grills on outside of buildings
- 19) Secured by Design
- 20) Fire Statement
- 21) Updated Energy Strategy
- 22) Overheating
- 23) Mechanical Ventilation and Heat Recovery
- 24) Domestic boilers
- 25) PV array details
- 26) Land Contamination – Part 1
- 27) Land Contamination – Part 2
- 28) Unexpected Contamination
- 29) Stage I Written Scheme of Investigation of Archaeology
- 30) Stage II Written Scheme of Investigation of Archaeology
- 31) Cycle Parking Provision
- 32) Car Parking Provision
- 33) Car Parking Management Plan
- 34) Delivery and Service Plan
- 35) Construction Logistics Plan
- 36) Demolition/Construction Environmental Management Plans
- 37) Impact Piling Method Statement
- 38) Business and Community Liaison
- 39) Telecommunications

**Informatives Summary – Planning Application HGY/2020/1584** (the full text of Informatives is contained in Appendix 8 to this report).

- 1) Working with the applicant
- 2) Community Infrastructure Levy
- 3) Hours of Construction Work
- 4) Party Wall Act
- 5) Numbering New Development
- 6) Asbestos Survey prior to demolition
- 7) Dust
- 8) Written Scheme of Investigation – Suitably Qualified Person
- 9) Deemed Discharge Precluded
- 10) Composition of Written Scheme of Investigation
- 11) Disposal of Commercial Waste
- 12) Piling Method Statement Contact Details
- 13) Minimum Water Pressure
- 14) Sprinkler Installation
- 15) Designing out Crime Officer Services
- 16) Land Ownership
- 17) Site Preparation Works



**Conditions Summary – Listed Building Consent Application HGY/2020/1586**  
(the full text of recommended conditions is contained in Appendix 9 of this report).

- 1) 4-year time limit.
- 2) Development to be in accordance with approved plans and documents.
- 3) Contract to complete works to be in place prior to demolition.
- 4) Matching materials
- 5) Hidden historic features
- 6) Redundant plumbing, mechanical & electrical services
- 7) Making good redundant plumbing, mechanical & electrical services
- 8) Approval of details, including external materials & method statements (various)
- 9) Masonry cleaning
- 10) No additional plumbing on outside of buildings
- 11) No additional grilles on outside of buildings

**Informatives Summary – Listed Building Consent HGT/2019/1586** (the full text of Informatives is contained in Appendix 9 to this report).

- 1) Working with the applicant
- 2) External materials to be approved pursuant to Planning Permission (HGY/2020/1584)
- 3) Air Quality Monitoring Station Removal

**Section 106 Heads of Terms:**

- 1) **Energy:** (a) Submit a further revised Energy Strategy for LPA approval; (b) design scheme in accordance with generic specification to allow connection to North Tottenham DEN, (c) Pay Initial Carbon Offset Contribution based on connection to DEN, (d) Use all reasonable endeavours to connect to DEN and (e) if not connected within 10 years, pay an additional Deferred Carbon Offset Contribution.
- 2) **Initial Carbon Offset Contribution:** Amount to be determined in further revised Energy Strategy (payable upon commencement);
- 3) **Deferred Carbon Offset Contribution:** Amount to be determined in further revised Energy Strategy (payable after 10 years, if no connection to DEN);
- 4) **Be Seen:** Commitment to uploading data to the GLA's Energy Monitoring platform.
- 5) **Employment & Skills Plan:** (a) Local Labour during construction, (b) Construction Apprenticeships, (c) Apprenticeship Support Contribution and (d) End User training/skills financial contribution (£126,912) and possible partnership with the anchor tenant of a music recording studio;

- 6) **Car Free Scheme:** Changes to Traffic Management Order to prevent occupiers from obtaining Business permits in the North Tottenham CPZ (and £4,000 fee);
- 7) **Travel Plan:** (a) Detailed Travel Plan, (b) appointment of Travel Plan Coordinator and (c) financial contribution of £4,000 for monitoring of travel plan initiatives;
- 8) **Construction:** (a) Commitment to Considerate Contractors Scheme and (b) signing up to Construction Partnership and (c) £4,000 Construction Management Plan/Construction Logistics Plan monitoring fee; and
- 9) **Monitoring:** Borough monitoring costs in accordance with para. 5.42 of the Planning Obligations SPD (approx. £11,946).

### **Section 278 Highways Legal Agreement Heads of Terms**

- 1) Removal of redundant crossovers on High Road and Northumberland Park, link in with Northumberland Park highway works and re-planting of street tree in Northumberland Park footway.
- 2.6 In the event that members choose to make a resolution contrary to officers' recommendation, members will need to state their reasons.
- 2.7 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 application and Listed Building Consent applications be refused for the following reasons:

#### **Planning Application**

- i. In the absence of an Employment and Skills Plan the proposals would fail to ensure that Haringey residents benefit from growth and regeneration. As such, the proposal would be contrary to London Plan Policy 4.12 and DM DPD Policy DM40.
- ii. In the absence of a legal agreement securing the implementation of a further revised Energy Strategy, including connection to a DEN, and carbon offset payments the proposals would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and contrary to London Plan Policy 5.2 and Strategic Policy SP4, and DM DPD Policies DM 21, DM22 and SA48.
- iii. In the absence of legal agreement securing a Travel Plan, financial contributions toward travel plan monitoring and Traffic Management Order (TMO) amendments to prevent future occupiers from obtaining Business permits the proposals would rely disproportionately on 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, Tottenham Area Action Plan Policy NT5 and DM DPD Policy DM31.

- iv. In the absence of a legal agreement securing the developer's participation in the Considerate Constructor Scheme and the borough's Construction Partnership and monitoring of a Construction Management Plan and Construction Logistics Plan, the proposals would fail to mitigate the impacts of demolition and construction and impinge the amenity of adjoining occupiers. As such the proposal would be contrary to London Plan Policies 5.3, 7.15, Policy SP11 and Policy DM1.

### **Listed Building Consent**

- i. In the absence of a planning permission for the proposed change of use and extension of the Listed Buildings, the proposed removal of historic fabric and internal and external alterations would be unnecessary and unacceptable. As such, the proposal is contrary to London Plan Policies 7.8 and 7.9, Strategic Policy SP12 and DM DPD Policy DM9.

2.8 In the event that the Planning Application and/or Listed Building Consent Application are refused for the reasons set out above, the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission and associated Listed Building Consent which duplicates the Planning Application and Listed Building Consent 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.

## **CONTENTS**

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULTATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 COMMUNITY INFRASTRUCTURE LEVY
- 8.0 RECOMMENDATIONS

## **APPENDICES:**

- Appendix 1: Plans and Documents List
- Appendix 2: Quality Review Panel Report 6 November 2019
- Appendix 3: Quality Review Panel Chair's Briefing Report 8 September 2020
- Appendix 4: Planning Sub-Committee Minutes 10 February 2020
- Appendix 5: Internal and External Consultee representations
- Appendix 6: Neighbour representations
- Appendix 7: Images of the site and proposed scheme
- Appendix 8: Planning Application Conditions & Informatives
- Appendix 9: Listed Building Consent Application Conditions & Informatives

### 3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

#### 3.1. Proposed Development

3.2. The proposal follows repairs to the fabric of Northumberland Terrace, secured through the planning obligations attached to the Northumberland Park Stadium planning permission (HGY/2015/3000). This application proposes a more comprehensive approach to the Terrace and land to the rear to secure the long-term future of these buildings and further regenerate this part of Tottenham. The application proposals represent the third of four completed and proposed phases, as follows:

- Phase 1 – Paxton House, a new multi-functional building providing ticket office, club retail and administrative offices, was completed in 2019 and provides the immediate interface between the Stadium and southern end of the Northumberland Terrace;
- Phase 2 – Restoration of the external envelope of Nos. 790-794 High Road, including the removal of more recent rear extensions (N.B. Nos 796, Percy House, has also been fully restored and is now occupied by the Tottenham Hotspur Foundation);
- **Phase 3 – These application proposals;** and
- Phase 4 - Renovation of Nos. 790 (Grade II\*), 792 (Grade II) and 794 (Grade II) High Road. These proposals are still being developed and will be subject to further pre-application discussions with officers and Historic England.

3.3. The applicant's overarching vision for the Northumberland Terrace is to create an attractive and useable development that interlinks with the new Stadium and enhances, and better reveals, the heritage significance of the area. This would be achieved through the creation of new buildings, elevational improvements to existing historic buildings and significant public realm enhancements to create an attractive thoroughfare and public space between the new Stadium and Northumberland Park.

3.4. The proposed scheme comprises three elements, as follows:

- Erection of a new part-three and part-four storey multi-use 'Linear Building' along the eastern edge of the site, backing on to Lillywhite House, and fronting a proposed new courtyard space and Northumberland Park;
- Heritage-led restoration, internal alterations and extension to Nos. 798-808 High Road, to facilitate their reuse for a range of uses, the demolition of several modern rear extensions and a separate building at the rear of No. 814 and their replacement with new extensions and the 'Linear Building;' and
- Creation of a new high-quality semi-public courtyard between the 'Linear Building' and the High Road buildings.

#### Linear Building

- 3.5. The proposed mainly four-storey 'Linear Building' picks up the building line of the Paxton Building to the south and would extend this as a new eastern edge to the site, running north towards Northumberland Park. This elevation would run parallel to the existing blank Sainsburys elevation and face the backs of the High Road properties, forming a new terrace set back approx. 18m from the existing buildings and providing a frontage to the proposed courtyard. The proposed building turns through ninety degrees as it meets Northumberland Park to the north and reduces in scale to four-storeys with the top storey setback thus appearing as 3 storeys from street level.
- 3.6. The building would incorporate a new 3.7m tall undercroft on to Northumberland Park, to facilitate a proposed one-way vehicle servicing route from the High Road out on to Northumberland Park. The proposed design would embed the existing electricity sub-station in the building and include a defined pedestrian entrance and exit route to the east of the vehicular route. Gates would allow the courtyard to be closed at night.

#### Alterations and enhancements to Nos. 798-808

- 3.7. The proposed works to these mainly listed buildings are discussed in detail in the Heritage section. In summary, the proposals comprise the conservation and renovation of the buildings and, generally, replacement single-storey extensions that would be subservient additions. The exception being the proposed large two-storey extension to Nos. 804-806. These works would provide new "front doors" to the proposed courtyard space, in some cases allowing for uses to spill out in to it. The works would also improve the accessibility of the building, as discussed in detail in the Development Design section below.

#### Courtyard

- 3.8. The proposed landscaped courtyard (approx. 1,445sqm) would provide a new publicly accessible space, with a decorative screen and gate along the southern boundary and gate on the Northumberland Park frontage to allow for the space to be locked at night. The space would comprise a mixture of hard and green spaces, including a north-south linear rain garden, with steps and ramps to create variety in level and is designed to accommodate 'spill out' uses from the surrounding buildings – including cafes/restaurants, shops/outdoor market and live performances. It is designed to tie together the new and the old building and provide connections to and through the site.

#### Proposed Uses

- 3.9. Changes to the Use Classes Order 1987 came in to force on 1 September 2020. The Regulations that introduced the changes require Local Planning Authorities to determine applications that were submitted prior to this date in accordance with the previous use classes. This report therefore refers to the previous use

classes throughout. The proposed scheme is for a flexible range of uses for the refurbished and new buildings, as set out in Table 1 below.

**Table 1: Proposed Land Uses**

Property	Use (Use Class) and indicative uses	Proposed floorspace (sqm GIA)
No. 798	B1/D1 Gallery, creative workspace/ offices	235
No. 800	B1/D1 Gallery, creative workspace/ offices	606
No. 802	B1/D1 Offices, recording studio	262.5
Nos. 804-806	A3, B1, D1, D2 Café/bar, offices, performance space	920
No. 808	B1/D1 Gallery, creative workspace/offices	311.5
Linear Building	A1/A2/A3/B1/D1 Retail, café, gallery, creative workspace/ offices	2,953
All buildings	All proposed uses	5,288

- 3.10. The proposals allow for various future land use scenarios and these are discussed in Section 6.2 below.
- 3.11. **Site and Surroundings**
- 3.12. The site is largely rectangular in shape and located to the east of the High Road (A1010). It incorporates Nos. 798 to 808 High Road and land to their rear (east) and the rear part of No. 814 High Road, extending to 0.376 ha in area. The High Road runs in a north-south direction along the site's western boundary. The properties themselves form the western site frontage, being a continuous terrace of three and four storey Georgian and Victorian buildings that are irregular in size.
- 3.13. The High Road buildings are either statutorily listed or identified as making a positive contribution to the North Tottenham Conservation Area as follows:
- No. 798 – Listed Grade II;
  - Nos. 800-802 – Listed Grade II;
  - Nos. 804-806 – Conservation Area Contributor; and
  - No. 808 – Listed Grade II\*.
- 3.14. The land to their rear is made up of tarmac and concrete hardstanding, providing a mix of informal car parking (approx. 23 spaces) and 158 cycle

parking spaces serving the adjoining Lilywhite House and the wider Stadium/Northumberland Development Project. This area has problems of antisocial behaviour and crime, with low levels of active surveillance and a perception of inadequate safety.

- 3.15. The existing uses on site are set out in Table 2 below.

**Table 2: Existing Land Uses within the site**

Property	Use (Use Class)	Existing floorspace (sqm GIA)
No. 798	Vacant	232
No. 800	B1, D1 Vacant	582
No. 802		261
Nos. 804-806	A1, A3, Residential (2 flats)	748
No. 808	Residential (4 flats)	324
No. 814 (rear)	B8/Residential (1 flat)	133
Total		2,280

- 3.16. The site is subject to the following planning designations:
- Within Site Allocation 'NT7' (Tottenham Hotspur Stadium), proposed for major mixed-use development alongside the redeveloped Stadium;
  - Within the North Tottenham Growth Area;
  - All but the eastern edge is within the North Tottenham Conservation Area;
  - Nos. 804-808 are within the Tottenham High Road Local Shopping Centre;
  - Within an Archaeological Priority Area and Critical Drainage Area; and
  - Indicative Decentralised Energy "Connection Zone."
- 3.17. The Site is also within Flood Zone 1, being an area at the lowest risk of flooding. There are no further statutory or environmental designations applicable. The High Road properties have a Public Transport Accessibility Level (PTAL) rating of 5, with the eastern part of the Site having a PTAL of 4. The PTAL for the whole site is expected to rise to 5 in 2021 (with increases in frequency of train services from White Hart Lane Station).
- 3.18. The site and adjoining streets are within the Tottenham North Controlled Parking Zone (CPZ), which applies Monday to Saturday and restricts parking for the period 08.00 – 18.30 (Monday to Saturday). The site is also within the Tottenham Event Day CPZ.
- 3.19. Immediately adjoining the site to the south there are a number of further buildings of historic merit. No. 796 High Road (Percy House – Grade II\*) has been refurbished and provides offices for the Tottenham Hotspur Foundation. Beyond this is No. 794 High Road (Grade II); No. 792 High Road (Grade II); and



No. 790 High Road (Dial House – Grade II\*). Nos. 790 to 794 are currently vacant, previously being used for offices / residential. Immediately to the north of the site is Nos. 810/812 High Road (Grade II\*) (vacant, but with permission for community/business/café use); and No. 814 High Road (locally listed) which is a bookmakers on the ground floor and residential above., which has a separate 2-storey building to the rear that fronts Northumberland Park.

**3.20. Relevant Planning and Enforcement History**

- 3.21. Planning and Listed building consents for various properties in Northumberland Terrace, including planning permission and Listed Building Consent for a single-storey extension and the change of use of Nos. 810 and 812 to flexible D1, A3 and B1 use (HGY/2017/1181).

Planning Applications adjacent to the site of note include:

- 3.22. THFC Northumberland Park project including comprehensive phased redevelopment for a stadium, Tottenham Experience, sports centre, community, offices, housing and health centre, involving the demolition of three locally listed buildings and works to a Grade II Listed building (HGY/2015/3000 and 3001).
- 3.23. Lilywhite House, supermarket and Tottenham University College. Full planning permission for the retail supermarket and Lilywhite House (THFC's administrative offices) was granted in March 2012 (HGY/2011/2350). This permission was subsequently varied in March 2014 to allow for the introduction of the Tottenham University Technical College (UTC) within Lilywhite House (HGY/2013/1976). Permission was granted in March 2018 for the change of use of 1,810sqm of retail at first floor level to a 24-hour gym (HGY/2018/0149).
- 3.24. Paxton Building Ticket Office (Land to the rear of Nos. 790-796 High Road). HGY/2016/3310 (December 2016) - Erection of a four-storey building (Sui Generis Use) to comprise new ticket sales offices, retail, administrative offices and other ancillary uses; demolition of rear extensions of the listed buildings Nos. 792 and 794 High Road; demolition of boundary wall to the rear of 792-796 High Road; associated hard and soft landscaping; and other ancillary works. There are a number of approval of details consents.

**3.25. Consultation and Community Involvement**

- 3.26. The applicant has submitted a Statement of Community Involvement (SCI) with the application. The SCI notes that the applicant undertook two days of public exhibitions and consulted with a range of stakeholders in March 2019.

- 3.27. Emerging proposals were considered by Haringey's Quality Review Panel (QRP) on 6 November 2019 and at a QRP Chair's Briefing on 8 September 2020. The QRP Report and Chair's Briefing Report following these reviews are attached as **Appendices 2 and 3**.
- 3.28. Emerging proposals were presented to the Planning Sub-Committee at pre-application stage on 10 February 2020. The minutes of this item are attached as **Appendix 4**.

#### 4. CONSULTATION RESPONSE

4.1. The following were consulted regarding the applications:

##### Internal Consultees

- LBH Building Control
- LBH Carbon Management
- LBH Conservation Officer
- LBH Drainage
- LBH Economic Development
- LBH Pollution
- LBH Tottenham Regeneration
- LBH Transportation
- LBH Waste Management

##### External Consultees

- Georgian Group
- Greater London Archaeology Advisory Service (GLAAS)
- Historic England
- London Fire Brigade
- London and Middlesex Archaeological Society
- Metropolitan Police Designing Out Crime Officer
- Music Venue Trust
- Thames Water
- Tottenham CAAC
- Tottenham Civic Society
- Transport for London

4.2. An officer summary of the responses received is below. The full text of internal and external consultation responses is contained in **Appendix 5**.

Internal:

**Carbon Management** – Officers are not wholly satisfied with the applicant's revised Energy Strategy and it is recommended that a condition requires the submission and approval of an updated Strategy before the commencement of development. However, subject to this and S016 planning obligations to facilitate connection to the proposed DEN and initial and deferred carbon offset contributions and conditions on other matters, there are no objections.

**Conservation Officer** – The proposal has been positively informed by a good level of research into the history and significance of the site and by a thorough design exploration. The proposed light touch restorative approach to the front elevations would raise the quality and legibility of the High Road frontage of the

terrace and is very welcome. The interiors of the listed buildings would benefit from careful repair works and a sensitive reconfiguration driven by detailed, bespoke design solutions. The demolition of poor-quality rear extensions and visual clutter is supported, being an opportunity to unveil the architectural quality of the listed buildings and to inform the spatial qualities of the new yard at their back. The proposed elegant and unobtrusive extensions appear to successfully complement, and, at the same time unveil, the architecture of the rear elevations of the listed buildings. The proposed Linear Building is an imaginative and bespoke design response to both the key features and domestic character of the historic terrace and the contemporary, dynamic geometries of the Paxton building. The yard and its new buildings and extensions to the historic and listed buildings reads as a well-designed, coherent and convincing solution to bring together the historic town and the new quarter and is fully supported from conservation grounds. Detailed design, material specification and methodologies for both demolitions, external, internal works and new extensions to the listed buildings should be approved by the Council to ensure preservation of the special character of the listed buildings.

**Design Officer** – Support for the proposed masterplan approach to the area between the High Road/Northumberland Park and Lillywhite House. The height, massing and density of the Proposed Linear Building and various extensions is modest and appropriate to its context. The proposed architectural detailing for these buildings is supported and the proposed landscaping treatment and use of the courtyard is welcomed.

**Drainage** – No objection, subject to a condition securing a SuDS management and maintenance plan.

**Pollution** – No objection, subject to conditions relating to unexpected Contamination, Non-Road Mobile Machinery, Demolition/Construction Environmental Management Plan. Also, an informative on the need for an Asbestos Survey.

**Regeneration** – Support in principle, although requests further information on viability of the proposed performance venue given COVID-19 pandemic, that it would complement and not compete with future proposals for High Road West and that proposed leisure uses are supported by a leisure demand study. Need to understand what public transport enhancements would be put in place and how operation would work alongside the stadium. Support community access (free/preferential access) to proposed uses for local people. Further information needed on how local employment and business opportunities could be secured.

**Transportation** –the application is considered acceptable to transportation subject to condition and S106 obligations, and a S278 agreement for Highway Changes.

**Waste Management** – Businesses must arrange waste collection with a commercial waste contractor.

External:

**Cadent Gas** – No comments received.

**Environment Agency** – No comments received.

**Historic England** – No comments – application should be determined in accordance with national and local policy guidance and the views of the Council's specialist conservation advisor

**Historic England – Archaeological Service (GLAAS)** – Site is within an area of archaeological interest. A planning condition should secure a Written Scheme of Investigation.

**Metropolitan Police (Designing Out Crime Officer)** – The DOCO has met with the design team. No objection in principle, subject to suitably worded planning conditions.

**Thames Water** – Water - no network infrastructure capacity objections, but request for conditions to safeguard water mains and other underground water assets and informative on water pressure. Surface Water and Foul Water drainage – no objections.

**Transport for London** – An Active Travel Zone assessment should be undertaken. Amount of proposed cycle parking acceptable, but detailed comments on proposed stacking details. Delivery and servicing and car parking arrangements acceptable. A Construction Logistics Plan should be secured by condition.

## LOCAL REPRESENTATIONS

5.1. On 9 July 2020, notification was sent to the following:

- 444 Letters to neighbouring properties
- 2 Letters to Haringey-based organisations (as noted above)
- 1 site notices erected in the vicinity of the site, publicising:
  - Planning application
  - Listed Building Consent application
  - development affecting the setting of the North Tottenham Conservation Area and Listed Buildings
- Press Advertisement (placed in Enfield Independent on 15 July 2020) advertising:
  - Major application affecting a conservation area and Listed Buildings

5.2. The number of representations received from neighbours, local groups etc in response to both rounds of consultation were as follows:

No of individual responses: 2  
Objecting: 1 individual  
Supporting: None  
Other: 1 individual

5.3. The full text of neighbour representations and the officer response are set out in **Appendix 6**.

5.4. The main issues raised in representations are summarised below.

Objections:

- Air quality monitoring equipment in the front of No. 808 High Road (Listed Building) is unacceptable and its removal should be a condition of any planning permission.

Other:

- Councillor Bevan – No objection, subject to uptake of advice from Historic England and the Council's Conservation Officer.

## 6. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the Development
2. Policy Assessment

3. Development Design
4. Heritage Conservation (including Listed Building Consent matters)
5. Impact on Amenity of Adjoining Occupiers
6. Transportation and Parking
7. Energy, Climate Change and Sustainability
8. Flood Risk, Drainage and Water Infrastructure
9. Air Quality
10. Waste and Recycling
11. Land Contamination
12. Archaeology
13. Fire Safety and Security
14. Equalities
15. Conclusion

## 6.2 Principle of the development

### 6.2.1 *Policy Background*

6.2.2 The National Planning Policy Framework NPPF was updated in July 2018 and minor clarifications to the revised version were published in February 2019. The NPPF establishes the overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process.

### 6.2.3 *The Development Plan*

6.2.4 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 Tottenham Area Action Plan (AAP) and the London Plan (2016).

#### *The London Plan*

6.2.5 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.

6.2.6 In December 2019, the Mayor published an ‘Intend to Publish London Plan’. On 13 March 2020, the Secretary of State issued Directions to change a number of proposed policies. In line with paragraph 48 of the NPPF, the weight attached to this Plan should reflect the stage of its preparation; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies in the emerging Plan to the NPPF. Whilst the published London

Plan (2016) remains part of Haringey's Development Plan, given the advanced stage that the Intend to Publish version of the London Plan has reached, significant weight can be attached to it in the determination of planning applications (although there is greater uncertainty about those draft policies that are subject to the Secretary of State's Direction).

*Upper Lea Valley Opportunity Area Planning Framework*

- 6.2.7 The Upper Lea Valley Opportunity Area Planning Framework (OAPF) (2013) is supplementary guidance to the London Plan. A Development Infrastructure Study (DIFS) in relation to the OAPF was also prepared in 2015. The OAPF sets out the overarching framework for the area, which includes the application site.

*The Local Plan*

- 6.2.8 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) and Tottenham Area Action Plan (AAP) give effect to the spatial strategy by allocating sufficient sites to accommodate development needs.

*Strategic Policies*

- 6.2.9 The site is located within the 'Northumberland Park Area of Change' as per Haringey's Spatial Strategy Policy SP1. This policy requires that development in Growth Areas maximises site opportunities, provides appropriate links to, and benefits for, surrounding areas and communities, and provides the necessary infrastructure and is in accordance with the full range of the Council's planning policies and objectives.

*Tottenham Area Action Plan*

- 6.2.10 The Tottenham AAP sets out a strategy for how growth will be managed to ensure the best quality of life for existing and future Tottenham residents, workers and visitors. The plan sets area wide, neighbourhood and site-specific allocations.
- 6.2.11 The AAP indicates that development and regeneration within Tottenham will be targeted at four specific neighbourhood areas including North Tottenham, which comprises the Northumberland Park, the Tottenham Hotspur Stadium and the High Road West area.
- 6.2.12 The site forms part of the Tottenham Area Action Plan (AAP) North Tottenham 7 (NT7) Site Allocation. This calls for (amongst other things):



- A. Redevelopment of the existing football stadium to increase match day capacity, with the introduction of residential, commercial, retail, education, community, leisure and hotel uses, and improved public realm across the site.
- B A mix of leisure uses around Tottenham Stadium to ensure it is a destination on match and non-match days;
- C Development which contributes to creating a wider commercial and visitor destination for the area.

6.2.13 Site Allocation NT7 sets out a number of requirements, including:

- The retail/commercial uses should be complementary and not compete with the uses proposed on the expanded Local Centre on the western side of the High Road within the High Road West area.
- The site lies within the North Tottenham Conservation Area and includes listed and locally listed buildings. Development should follow the principles under the 'Management of Heritage Assets' section of this document.
- To address the statutory presumption in favour of retaining heritage assets unless justifiable.
- An increase in residential on the site.
- Comprehensive approach to delivering physical improvements to the Northern/Northumberland Terrace, including the identification of viable, long term uses for vacant buildings.

6.2.14 Policy AAP1 (Regeneration and Master Planning) indicates that the Council expects all development proposals in the Tottenham AAP area to come forward comprehensively to meet the wider objectives of the AAP. The application scheme effectively comprises a mini masterplan for this part of the site, in line with overarching aspirations for the Site Allocation as a whole.

### 6.3 Policy Assessment

#### *Loss of Housing*

6.3.1 There is a pressing need for more housing in Haringey and London as a whole. Adopted London Plan Policy 3.14, Intend to Publish London Plan Policy H8 Local Plan Policy DM10 seeks to resist the loss of all existing housing, unless the housing is replaced with at least equivalent new residential floorspace.

6.3.2 The Site includes 7 private rented homes (4 in No. 808, 1 in No. 806a, 1 in No. 804 and 1 in the rear extension to No. 814), with an estimated floorspace of approx. 566sqm GIA. All of these homes would be displaced by the proposed non-residential uses. However, this needs to be considered within the context of Site Allocation NT7, which the site forms a part of. The Site Allocation calls for at least 285 additional homes within the wider Site Allocation. To date, planning permission has been granted for up to an additional 585 homes in the Allocation (approx. 49,000sqm GIA), meaning that it would deliver up to 300 more homes than the minimum requirement. When considered across the Site Allocation, the

proposed loss of housing would be outweighed by the substantial increase in expected housing, which can be considered to comply with relevant planning policies, and the significant benefits that would come from the proposed replacement uses. In addition, the applicant's separate proposals for No.807 High Road include 9 proposed homes, which would provide a net increase of a further 7 homes.

*Loss of Retail*

- 6.3.3 Part of the site (Nos. 804 to 812 High Road) is within the designated Tottenham High Road North Local Shopping Centre. Local Plan Policy DM43 allows for a range of appropriate town centre uses in Local Centres, providing that: (a) The overall number of units in non-retail use (including extant planning permissions) will not exceed 50% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre; and (b) an active frontage is provided, or if this is not possible, a window display or other appropriate town centre frontage.
- 6.3.4 The ground floor properties in the site that are within the Local Centre are currently in the following uses: No. 804 is a café (A3), No. 806 is a funeral directors (A1) and No. 808 is residential. The proposal would result in the loss of retail space from No. 806 (approx. 125sqm). However, a review of the Local Centre (06/11/19) reveals that, taking account of the approved A3/B1 and D1 use of Nos. 810/812, of 33 ground floor properties, 18 (55%) are currently in A1 use – making the loss of retail from the Local Centre acceptable in principle. In any event, this loss would be mitigated by the proposed retail use on the ground floor of No. 807 High Road, which is also within the Tottenham High Road North Local Shopping Centre (Planning application HGY/2020/1361, considered separately on this committee meeting agenda). The ground floor of this proposed building has been designed so that it could potentially accommodate a re-located Co-Op Funeral Care business, although this is by no means certain and the two schemes are not dependent on each other or technically linked.

*Principle of proposed flexible retail/business/community/leisure uses*

- 6.3.5 Site Allocation NT7 supports the provision of, retail, business, education, community and leisure use (amongst other uses) around the Tottenham Stadium to ensure it is a destination on match and non-match days.
- 6.3.6 Local Plan Policy DM41 supports proposals for new retail, leisure and cultural uses in Local Centres where they are consistent with the size, role and function of the centre, sustain and enhance vitality and viability and contribute to Haringey's spatial strategy and (subject to a sequential test) uses on the edge of such centres.

6.3.7 Intend to Publish London Plan Policy E3 also supports the use of planning obligations to secure affordable workspace for specific social, cultural or economic development for specific sectors – including creative and artists’ workspace rehearsal and performance space and makerspace, but only in specific circumstances.

*Future use scenarios*

6.3.8 The application seeks permission for a range of flexible alternative uses for parts of the site, as set out in Table 3 below. This table also sets out the current Use Classes that the proposed uses now fall within.

**Table 3: Propose Uses**

Property	Indicative uses	Proposed floorspace (sqm GIA)	Use Class when application submitted	Current Use Class
No. 798	Gallery, creative workspace/ offices	234	B1/D1	E & F1
No. 800	Gallery, creative workspace/ offices	606	B1/D1	E & F1
No. 802	Offices, recording studio	262	B1/D1	E
Nos. 804-806	Café, offices, community, performance space	960	A3/B1/D1 /D2	E & sui generis
No. 808	Gallery, creative workspace/offices	311	B1/D1	E & F1
Linear Building	Retail, café, gallery, creative workspace/ offices	2,953	A1/A2/A3/B1 /D1	E & F1

6.3.9 Given that the site allocation promotes retail, business, community and leisure uses throughout the NT7 allocation site, officers do not consider that there is a need to consider the sequential acceptability of these uses on the site. The proposed uses are welcome in principle.

6.3.10 Most of the proposed uses are flexible and could be located in any of the existing/proposed buildings. However, the proposed performance space (Nos. 804-806) and music recording studio (No. 802) are in proposed bespoke spaces suitable for these uses and are discussed in more detail below. The applicant is not proposing a minimum amount of any of the proposed uses. The Council therefore needs to consider whether it would be acceptable for no particular use

to be provided as well as whether the proposed maximum amount of a particular use would be acceptable.

- 6.3.11 The proposed uses are discussed in turn below. It should be noted that, given the proposed flexible use of space, the figures proposed for various uses add up to more than the total amount of proposed space.
- 6.3.12 Business space (B1). The proposal allows for 100% of the proposed floorspace (5,288sqm) to be used for B1 use. This is considered acceptable. The range of refurbished and new floorspace is likely to appeal to a range of different businesses – including administrative, research, design and makers, with floor-to-ceiling heights being appropriate for this range and the cellular nature of the existing buildings (in particular) would suit SMEs. Adopted and emerging planning policy does not require the provision of ‘affordable workspace’ on this site.
- 6.3.13 The proposed music recording studio at No. 800 falls within this use. The building as a whole has been designed to provide a home for a major recording label, and has benefited from discussions with a prospective occupier. The applicant has also had discussions with the Music Venue Trust. Recording spaces would be within a basement/ground floor extension and meeting rooms, break out spaces and video recording/editing rooms would be located on the upper floors.
- 6.3.14 Retail and Financial and Professional Services (A2). The proposal allows about 70% of the total proposed floorspace (2,953sqm) to be used for A1/A2 use, with this being allocated to the proposed new linear building. This building is partly within the Local Centre, as it fronts Northumberland Park, but would mainly front the proposed courtyard space. The proposed maximum amount and location of these uses is considered acceptable.
- 6.3.15 Café/restaurant (A3). The proposal allows about 73% of the total proposed floorspace (3,873sqm) to be used for A3 use, with this being allocated to the proposed new linear building and Nos. 804-806. This would allow for this use to be in outward facing locations of the site within the Local Centre and in the proposed new building fronting the proposed courtyard. The proposed maximum amount and location of these uses is considered acceptable.
- 6.3.16 Non-residential Institution (D1). This use includes art galleries, but also health centres, children day nurseries etc. The proposal allows for all of the proposed floorspace (5,288sqm) to be used for B1 use. This is considered extremely unlikely in practice, but acceptable in principle.
- 6.3.17 Assembly and Leisure (D2). This is the proposed performance and ancillary spaces proposed for Nos. 804-806 and its two-storey extension, which would be partly in the Local Centre. The proposal allows for the whole building as extended to be in D2 use (approx. 960sqm). The location, with access from the

High Street and the courtyard, and maximum amount of proposed floorspace is considered acceptable.

- 6.3.18 The extension would provide a double-height performance space with capacity for approx. 120 seated/300 standing at ground floor, and approx. 60 seated at first floor. There would also be an accessible terrace on the roof of the extension. The original building would form an integral part of this use, providing the supporting functions such as circulation, food/beverage, offices, 'green rooms' and additional back of house elements. The proposed performance space is a key aspect of achieving a 'Cultural Quarter' and destination at the site and has been designed to facilitate a range of "performance" related uses such as live music, comedy, dance/theatre and gallery/exhibition space. The connection to the proposed square allows the venue to work with potential 'pop-up' street food and retail markets in the courtyard to further their food and beverage offer.
- 6.3.19 The application is supported by a 'Performance Space Feasibility Study' which sets out how the proposed size, design, access and servicing arrangements have been informed by detailed discussion with The Music Venue Trust and prospective occupiers and that business planning and financial viability have been key considerations. The current COVID 19 pandemic presents particularly significant challenges to the viability of the proposal. However, it is recommended that any permission would have a standard three-year life and this would enable implementation of an approved scheme once the pandemic is over.
- 6.3.20 Overall. The permissive nature of the application, allowing for a range of uses and amount of uses, is considered necessary to provide the required flexibility to bring forward a vibrant and successful 'cultural quarter'. This and the potential maximum number of various components is considered acceptable and no harm to land use policy objectives is identified. Residential amenity and other issues are discussed below.
- 6.3.21 Community access/engagement. The Regeneration Team has raised the prospect of free access to the proposed performance space for schools and local groups and preferential hire rates for local organisations and musicians is explored and this has been discussed with the applicant. However, in response, the applicant has stressed the importance of securing the right tenants to ensure that the scheme is successful and provides a long-term beneficial future for the on-site heritage assets and that providing subsidised access would compromise the delivery of a scheme that is already marginal in viability terms. The applicant has also stated that it does intend to undertake a range of community-based events at the site where possible, including within the proposed new publicly accessible courtyard, but that it would not be practical, realistic or justified by planning policy to have these aspects controlled under this application.
- 6.3.22 The Regeneration Team notes that the proposed scheme could provide opportunities for the Borough's food and beverage entrepreneurs and provide

creative pathways for young people, particularly by way of partnership working with an anchor institute for the recording studio. The applicant has responded by stating that it is in advanced discussions with a major potential anchor tenant (Universal Music Group) and that part of UMG's focus would be to provide a platform for new talent within the music/recording industry, including marketing and management, but that it would not be possible to accommodate wider community uses alongside their operation, which must be prioritised.

6.3.23 In the absence of any specific planning policy requiring community access to proposed new leisure/cultural facilities or preferential commercial terms for Borough residents/businesses, officers to not consider it is possible to insist on this. However, the inherent nature of the proposals would deliver a number of economic and regeneration benefits, as outlined below, and it is possible that wider community access to facilities could be negotiated with occupiers once they are established.

*Employment and regeneration benefits*

6.3.24 The applicant's Regeneration and Economic Statement applies industry-standard job/floorspace ratios to a best-case employment scenario (all B1) and a worse case employment scenario (all D1 art gallery) and identifies the likely range to be 30 to 285 net Full Time Equivalent (FTE) jobs based on the possible range of proposed uses,. This compares with an estimated 60 jobs on the site at present, so there could be a net loss of employment. The Statement goes on to set out other regenerative benefits of the proposals, which can be summarised as follows:

- Construction jobs - an average of 174 FTE jobs over the 18-month construction period;
- A new "Cultural Quarter" for North Tottenham creating a destination in its own right, and supporting existing uses and communities to thrive;
- Creation of a recording studio, and a performance venue forming the heart of the new "Cultural Quarter";
- Regeneration effects and enhancement of heritage buildings along High Road - transformation of the existing site to a high-quality new development;
- High quality new workspace - 5,288 sqm gross (3,470 sqm net) GIA new and refurbished high-quality flexible workspace;
- Skills and training opportunities - In work employment and training opportunities accessible to local people;
- Wider local economic benefits - between £70,000 and £660,000 net additional local spending per year, supporting local businesses; and
- Gross Value Added uplift - between £2.6 million and £24.4 million.

6.3.25 In line with the Council's Planning Obligations SPD, it is recommended that s106 planning obligations secure the following: (a) Local Labour during construction, (b) Construction Apprenticeships, (c) Apprenticeship Support Contribution and (d) End User training/skills contribution (£126,912). It is also recommended that

obligations also require exploration of the possibility of securing a partnership with the anchor tenant of a music recording studio.

## 6.4 Development Design

### *Policy Background*

- 6.4.1 The revised 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.

### *Quality Review Panel Comments*

- 6.4.2 Haringey's Quality Review Panel (QRP) has assessed the scheme in full at pre-application stage (on 6 November 2019). The Panel's comments are summarised in Table 4, with an officer response. At the request of the Panel, a Chair's Review of the submitted application took place on 8 September 2020. The Chair's comments are summarised in Table 5, with an officer response.

**Table 4: QRP comments & response**

<b>QRP Comment</b>	<b>Officer Response</b>
There remains scope to refine the architecture of the proposals, in particular the elevations of the studio building, and the performance and gallery spaces. It would also encourage the design team to explore options to replace the rear façade of 790 High Road, to better accommodate the uses proposed, showcase the cultural uses within the rear courtyard, and define a stronger gateway into Paxton Place.	The linear building and performance space designs have been significantly altered to respond to these comments. No. 790 High Road will be addressed in Phase 4.
Further refinement of the soft and hard landscape within the courtyard would also be supported, to ensure that the space will support a variety of different uses. In addition, The Panel would like to know more about the detailed design of some of the key 'thresholds' and gateways within the site.	The landscaping design has been revised in light of these comments to support different uses. The thresholds to the proposed scheme are discussed under Public Realm, Landscape and Boundary

QRP Comment	Officer Response
	Treatments and Secured by Design below.
The courtyard space needs to function well across a variety of usage levels, for example in an everyday setting, or on a market day, or during a festival. It would encourage further thought about how the landscape design could support these different activities.	The layout of the proposed scheme has been amended in response to these comments
Clarity around the level changes across the site would be welcomed. Drawing cross-sections through the courtyard space could help to inform the 3D design of the different spaces and routes within the central area of the site.	Cross section drawings have been submitted as part of the application.
The Panel would like to know more about the detailed design of some of the key 'thresholds' within the site; for example, the gated entrances to the courtyard, and the eastern edge of the site adjacent to Lilywhite House.	As above, the thresholds to the proposed scheme are discussed under Public Realm, Landscape and Boundary Treatments and Secured by Design below.
Consideration of 'secured by design' principles should help to inform the design of these gateways, to avoid the creation of places lacking in surveillance. Bringing the location of gates adjacent to the High Road forward to remove potential hiding places might be an option to explore.	The design has been informed by discussions with the Metropolitan Police Designing Out Crime Officer and the issue is discussed under Secured by Design below.
The Panel would also like more information about the proposed lighting throughout the scheme. The design of lighting within the courtyard will be very important and help to define whether the space will be perceived as public or as private, while also evoking a sense of 'theatre'.	Proposed lighting is discussed under Realm, Landscape and Boundary Treatments below.
Consideration of exactly what uses are proposed within the existing buildings of Northumberland Terrace will help to inform the nature and detail of the refurbishment. This will be essential to resolve the technical issues of inserting new uses into heritage buildings.	Proposed uses of the High Road properties are discussed in detail under Heritage below.



QRP Comment	Officer Response
<p>This block reflects some of the rhythms of the Northumberland Terrace within its façade, but the panel questions whether this is successful and would encourage further thought about how the architecture of the studio block responds to the existing terrace and expresses its use. A less domestic appearance could be appropriate.</p>	<p>The linear building design has been significantly revised to respond to these comments and is discussed under Linear Building - Scale, Form and Massing below.</p>
<p>Issues of safety and perception of safety should also inform the detailed design of the entrances to the residential accommodation.</p>	<p>Residential is not one of the proposed uses.</p>
<p>Further engagement with local businesses and community groups could also help to inform the detailed design of the studio block, ensuring that it responds well to local economic need.</p>	<p>Proposed uses of the Linear Building are discussed under Policy Assessment above.</p>
<p>Cycle storage areas providing ventilation to the under-croft car park of Lilywhite House leave little space for active frontage. Options that could be explored to address this include adjusting the location of the café to allow spill-out space at the sides, or adjusting the relationship and location of the different areas of cycle parking.</p>	<p>The scheme has been revised to accommodate café spill out space.</p>

**Table 5: QRP Chair Review comments & response**

QRP Chair Review Comment	Officer Response
<p>The panel is supportive of the scale and massing of the proposals and feels that the interventions proposed will successfully mediate between the stadium and the terrace of existing buildings (including a number of significant heritage assets) that comprise Northumberland Terrace.</p>	<p>Noted</p>
<p>The panel welcomes the site sections across the courtyard space, presented at the review. It feels that the broad principles for the design of this courtyard area are working well; however, it</p>	<p>It is recommended that landscaping details are reserved by planning committee.</p>

QRP Chair Review Comment	Officer Response
recommends further work to 'flesh out' some of the planting and landscape details.	
It would encourage submission of additional drawings clarifying the detailed design and materiality of some of the key 'thresholds' within the site; for example, the fences, gates and other boundary treatments.	The application does include these details, but it is recommended that details are reserved by condition to allow for refinement.
The Panel warmly supports the ambition to bring Northumberland Terrace back into full use, including the refurbishment of a number of significant heritage assets. It welcomes the removal of later built additions to the rear elevation.	Noted
The Panel notes that the interiors of the historic buildings are significant elements of these heritage assets. It therefore advises that alterations and additions to these should be described as fully as possible in the planning application.	The Listed Building Consent application includes full details of proposed interventions -which are discussed in Section 6.5.
The Panel supports the 'quiet and restrained' approach to the design of the extensions to the rear of 798 to 808 High Road, but feels that the current proposals for the extensions lack a level of refinement, and would benefit from some further consideration. This could involve using different materials (rather than brick) to express where the new additions have been made to the listed buildings. Alternatively, it may just require a different approach to the composition of the facades, alongside additional texture and detail within the brickwork - for example, reveals and header courses.	These issues have been discussed with the design team and a number of revisions have been made to the proposed extensions to address these points.
The Panel would also encourage the design team to reduce the perceived visual bulk and massing of the extension to the rear of 804-806 High Road (the two-storey performance space), for example through a 'lighter' approach to the design of the balustrade.	Revisions to this proposed extension include using a lighter colour cladding and introducing additional glazed balustrade sections

QRP Chair Review Comment	Officer Response
<p>The quality of materials and construction for the extensions, the new studio block and the public realm will be essential to the success of the completed scheme. This will include the quality and type of bricks used in addition to the brickwork details. It would support planning officers in securing this through planning conditions.</p>	<p>It is recommended that all external material is reserved for subsequent approval by planning condition.</p>
<p><u>Linear Building</u> - The Panel also supports the concept of screening the car park area to Lilywhite House with a new block to the rear of the Northumberland Terrace, which will provide a stronger edge to the courtyard.</p> <ul style="list-style-type: none"> <li>- Refinements to the architectural expression of the linear studio block are also welcomed; this part of the scheme now works very well.</li> <li>- The good provision of cycle parking within the ground level of the studio block will help support the aspiration for healthier neighbourhoods.</li> <li>- The cycle storage areas will provide ventilation to the under-croft car park of Lilywhite House. It feels that the proposed adjustments to the configuration of the ground floor accommodation as presented at the review (e.g. the spill-out space for the café, and the proposed retail) will provide some activity and vitality to this elevation.</li> </ul>	<p>Noted.</p>

### *Site Layout*

- 6.4.3 The proposed Linear Building picks up the building line of the Paxton Building to the south and extends this as a new eastern edge to the existing rear yard space, running north towards Northumberland Park. This single-aspect building would run parallel to the existing blank Sainsburys elevation and face the backs of the High Road properties, forming a new terrace set back approx.18m from the existing buildings. The proposed building turns through ninety degrees as it meets and fronts Northumberland Park. The existing electricity substation near the street would be embedded within the proposed building, which would also provide a vehicular exit and pedestrian entrance/exit in a 3.7m high under croft, with a commercial unit at ground floor fronting Northumberland Park. Gates would allow the courtyard to be closed at night.

- 6.4.4 This building and extended High Road properties would provide active ground floor frontages to the High Road, Northumberland Park and the proposed landscape courtyard space. The proposed Linear Building includes two commercial units (most likely to be retail/café/restaurant uses), and two entrance/reception areas providing access to the upper floors. There would also be four gated cycle stores/locker spaces and refuse storage areas (with metal screens along the eastern edge, to maintain sufficient ventilation for the existing Lillywhite House car park).
- 6.4.5 The proposed ground floor extensions to the High Road properties would provide new accessible 'front doors' to these buildings, with reception areas. The proposed performance space at the rear of Nos. 804-806 High Road is designed to 'spill out' into the courtyard. Upper floors of the proposed Linear Building and the refurbished High Road buildings would accommodate a range of uses that would provide passive surveillance of the High Road, Northumberland Road and the courtyard.
- 6.4.6 The proposed scheme would be incorporated into the wider Stadium egress, evacuation and inclusive access strategies. The Linear Building would incorporate the existing Lillywhite House stair core within it and would provide a potential new front door to the adjoining London Academy of Excellence school and maintains their emergency egress route via a new protected lobby. The proposed scheme would also accommodate an emergency egress and escape core from the neighbouring Sainsburys building, next to the embedded substation, maintaining a route to Northumberland Park. Similarly, the adjacent Lillywhite House car park has an exit to its north west corner which needs to be maintained as part of the fire strategy and this would also be incorporated within the exit route to Northumberland Park.
- 6.4.7 Officers consider that the proposed layout is a good response to its context which deals well with the challenges posed by the complicated access and ventilation requirements of the adjoining Lillywhite House and provides active frontages to Northumberland Court and the proposed courtyard.

*Linear Building - Scale, Form and Massing*

- 6.4.8 The proposed part four and three-storey building successfully mediates between the scale of the historic terrace, Lillywhite House and the Stadium. It would also relate well with Paxton House to the south by being at a level half a storey below the height of that building. The main north-south element of the building would have a three-storey parapet line, with a fourth-storey set back from the courtyard and Northumberland Terrace. The undulating parapet line would be similar to the Paxton Building and would also hinge in and out in plan form to pick up subtle steps in the historic terrace opposite.

- 6.4.9 The Northumberland Terrace element of the building would be two-storeys with a set-back third floor, reflecting the scale of properties on the north side of Northumberland Park. The proposed two-storey parapet level also matches the parapet level of No. 814 High Road, as it turns the corner in to Northumberland Park.
- 6.4.10 The proposed scale and massing of the Linear Building has been well-received by QRP and officers consider that it would be a high-quality addition to the area that would replace the existing unattractive building at the rear of No. 814 High Road and provide an attractive edge to Lillywhite House. The supporting material includes two Accurate Visual Representation (AVR) views. View 1 (White Hart Lane, looking west) shows how the proposed Linear Building would just pop above the roof line of the Listed Buildings at Nos. 798-802 in this view along the street, with the much more dominant Lillywhite House building behind. View 2 (from the Junction of Northumberland Park and High Road looking towards Sainsbury's) shows how the proposed Linear Building would front on to Northumberland Park, sit comfortably alongside the corner building of No. 814 (a Locally Listed building) and would sit behind the rest of the Northumberland Terrace buildings.
- 6.4.11 The proposed scale and massing of extensions to the historic High Road buildings are discussed in detail in the Heritage section below.

*Linear Building - Appearance and Materials*

- 6.4.12 The proposed north-south element next to Lillywhite House would provide a contemporary interpretation of Georgian architectural language by using a dark brick to 'anchor' the building, with lighter more prominent storeys above and brickwork would dissolve from dark to light. The proposed undulating plan and parapet line would be complemented by finishing the angled bays in differing colours of brick to respond to the varying existing tones of the heritage buildings opposite. The upper floor windows would be offset from the opening below to present a more organic elevation and window heads would follow than angle of the set-back roof line, with this top floor being clad in standing seam zinc cladding in a light tone.
- 6.4.13 The Northumberland Park elevation would also be in brick, but with the introduction of a blue glazed brick on the ground floor. This is similar to the recent rear extension to Percy House (No. 796 High Road) and would provide a richer, more robust elevation which would be easy to clean. The proposed elevational design would tie in well with the existing elevation at No. 814 High Road by pulling through cornice, window and parapet lines. Warm, buff tone, brick would be used at first floor over the blue brick base and a red brick would be used for the set back east end bay over the substation. Red brick would also be used to pick up the header course detail above the first-floor windows along the full length of the elevation. In a similar manner to the north-south element of

the building, the top floor would be clad in light coloured zinc with standing seams and window heads which follow the angle of the roof.

- 6.4.14 It is recommended that external materials of the building are reserved by planning condition.

*Public Realm, Landscaping and Boundary Treatments*

- 6.4.15 London Plan Policy 7.5 indicates that landscape treatment, street furniture and infrastructure of public spaces should be of the highest quality, have a clear purpose, maintain uncluttered spaces and contribute to the easy movement of people. Policies DM2 and DM3 reflect this approach at the local level.
- 6.4.16 The proposed landscaped courtyard (approx. 1,445sqm) would tie together the new and the old buildings. Access to and through the space has been a major consideration in its design, with the proposed one-way vehicle access in from the High Road and out on to Northumberland Park (via an existing and proposed gated under crofts). Automated bollards along the southern boundary, next to Paxton Place, would be retained, with a new entrance gate centred on them, the fixed bollards removed and replaced, partly by the linear building itself, and partly with a metal screen and sliding section running across to the corner of the Percy House extension. The screen would be made of shallow fins and rise up to the datum of the top of the ground floor linear building. The space and pedestrian links through it would be open during the day, but closed at night for security reasons.
- 6.4.17 The proposed space has been designed around threshold/gateway spaces (the historic buildings, Linear Building, under crofts and Paxton Square), a north-south street and a central focus space to the rear of the proposed performance space at Nos. 804-806 High Road. The space would comprise a mixture of hard and green spaces, including terraced gardens at the rear of the historic buildings, a north-south linear rain garden, with steps and ramps to create variety in level and is designed to accommodate 'spill out' uses from the surrounding buildings – including cafes/restaurants, shops/outdoor market and live performances. Feature totem lighting would be sited around the focus space. The north-south orientation of the space and scale of the stadium's podium space immediately to the south means that it should be well lit throughout the year and receive sunlight.
- 6.4.18 Officers welcome the proposed design and functionality of the space and it is recommended that planning conditions be used to reserve hard and soft landscaping details, the management and maintenance of SuDS features, measures to ensure a net gain in biodiversity and lighting and opening times to ensure that the space is open to the public during the day.

*Secured by Design*

6.4.19 The site currently suffers from anti-social behaviour at present and the need to ensure a safe and secure environment is an important consideration. The design team has had discussions with the Designing out Crime Officer and these have helped inform the access and movement strategy, lighting and proposed thresholds and boundary treatments outlined above. The applicant also intends to install CCTV to the under-croft space underneath the first-floor link between No.798 and No.800 High Road and as part of the proposed new Linear Building on to Northumberland Park. It is recommended that planning conditions require Secured by Design accreditation.

#### *Inclusive Design*

6.4.20 Pedestrian approach routes to the site would be of sufficient gradient and slip resistance so as to provide compliant (greater than 1:21 gradient) access to all. The proposed design incorporates high level lighting within the courtyard from totems; wall mounted, timed, dawn to dusk fittings at under croft locations; and PIR activated lights at all building access points and within cycle stores to provide safe orientation and way finding. Proposed landscaping should provide visual interest and scent at different times of the year

6.4.21 All floors of the proposed Linear Building would be accessible by all three proposed stair and lift cores (making wheelchair accessible possible if one or two lifts are out of action due to breakdown or maintenance) and there would be accessible WCs on all floors. Likewise, all floors of the proposed performance space at Nos. 804-806 would be served by lift and include accessible WCs.

6.4.22 Wheelchair access would be less extensive in the refurbished Listed Buildings High Road properties. However, the proposed extensions and works would ensure level access to all properties from the courtyard (with a platform lift in No. 808) and include accessible WCs, meaning the ground floors of Nos. 798, 800-802 and No. 808 would be accessible for wheelchair users. The proposed recording studio in the basement of No. 800 would also be served by a lift.

#### *Development Design – Summary*

6.4.23 Overall, officers are supportive of the proposed design of the Linear Building, building extensions and courtyard space, which has benefitted from peer review by the QRP. Subject to the recommended conditions highlighted above, the proposed scheme would provide high-quality, safe and inclusive buildings and spaces that would be a positive addition to this part of Tottenham.

## **6.5 Heritage Conservation**

6.5.1 Paragraph 196 of the revised NPPF sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage

asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 6.5.2 London Plan Policy 7.8 is clear that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. The draft London Plan Policy HC1 continues this approach and places an emphasis on integrating heritage considerations early on in the design process.
- 6.5.3 Policy SP12 of the Local Plan seeks to maintain the status and character of the borough's conservation areas. Policy DM6 continues this approach and requires proposals affecting conservation areas and statutory listed buildings, to preserve or enhance their historic qualities, recognise and respect their character and appearance and protect their special interest.
- 6.5.4 Policy AAP5 speaks to an approach to Heritage Conservation that delivers "well managed change", balancing continuity and the preservation of local distinctiveness and character, with the need for historic environments to be active living spaces, which can respond to the needs of local communities.
- 6.5.5 Policy NT7 makes clear that where development is likely to impact heritage assets, a detailed assessment of their significance and contribution to the wider conservation area should be undertaken and new development should respond to it accordingly.

#### *Legal Context*

- 6.5.6 The Legal Position on the impact of heritage assets is as follows. Section 72(1) of the Listed Buildings and Conservation Areas Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".
- 6.5.7 Section 66 of the Act contains a general duty as respects listed buildings in exercise of planning functions. Section 66 (1) provides: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
- 6.5.8 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) intended that the desirability of preserving 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.”

- 6.5.9 The judgment in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says 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 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. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. 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 or a Historic Park, it must give that harm considerable importance and weight.
- 6.5.10 The authority’s assessment of likely harm to the setting of a listed building or to a conservation area remains a matter for its own planning judgment but subject to giving such harm the appropriate level of weight and consideration. As the Court of Appeal emphasized in Barnwell, 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.
- 6.5.11 The presumption is a statutory one, but it is not irrebuttable. 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 strong statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.5.12 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 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.

#### *Assessment of Significance*

- 6.5.13 Northumberland Terrace was built in phases and initially comprised two symmetrical detached 18th century blocks, which were joined by later development. Nos. 798, 800 and 802 High Road have been used, altered and interconnected in different ways over time to provide a variety of units that differ from their current divisions. There is some evidence that Tudor timbers from the demolished 16th century Black House having been reused in the Terrace.

- 6.5.14 The listed buildings at Nos. 790 to 802 (which include the application buildings Nos. 798, 800 and 802) form a group. This group value is an important aspect of their significance, and together they make up a prominent and historically significant part of the North Tottenham Conservation Area.
- 6.5.15 The group of listed buildings is complemented by the two magnificent Georgian houses at Nos. 810 and 812 High Road. The late 19th century buildings (Nos. 804-806 High Road) and a mid-19th century former bank (No. 814) are also identified as making a positive contribution to the Conservation Area. No. 814 is also a locally listed building.
- 6.5.16 The North Tottenham Conservation Area Appraisal and Management Plan highlights that the group of buildings at Northumberland Terrace comprises the finest ensemble of Georgian properties in the Tottenham High Road Historic Corridor, and individually some of these are heritage assets of the highest significance. Despite the recent restoration work to the grade II\* listed Percy House and its separately grade II\* listed Entrance Gateway, much of Northumberland Terrace remains in a state of neglect.
- 6.5.17 The submitted Heritage Statement sets out an understanding of the significance of the above heritage assets. In addition, submitted detailed significance plans identify existing fabric (17/18th century fabric of high significance, 19th century fabric of modern significance, 20th century fabric or modern replica of low significance and modern fabric of neutral/no significance).
- 6.5.18 The Heritage Statement included a detailed assessment of significance based on the following four values:
- Evidential (“the potential of a place to yield evidence about past human activity”);
  - Historical (“the ways in which past people, events and aspects of life can be connected through a place to the present”);
  - Aesthetic (“the ways in which people draw sensory and intellectual stimulation from a place”); and
  - Communal (“associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence”):
- 6.5.19 The Heritage Statement concludes that the existing Northumberland Terrace demonstrates the above values in the following ways:
- There is a very good extent of survival of the original form, massing, scale, symmetry, details and materials, and the surviving fabric is of a high quality. At the rear, the extent of survival is significantly less;
  - The fabric contributes significantly to the understanding of the C18 and C19 growth of the area; the architectural styles, details and materials characteristic of the period; and the social and commercial uses over time;

- The original design is readily discernible despite later changes, where key original features such as doors and doorcases, windows, cornices, steps, railings and mouldings contribute significantly to that design;
- The group has associations with the Percy family, the social events of the C19 and C20, local professionals and tradespeople, and connections with the THFC that provide added interest; and
- The Terrace is a significant landmark within the locality and the Conservation Area, because of its historic and architectural appearance, scale, massing, continuity and key position in the High Road.

*Proposed works*

6.5.20 Alterations to the mid-18th century Listed Buildings (Listed Grade II). The scope of proposed works can be summarised as follows:

- Carrying out conservation repairs to roofs, exteriors and interiors in order to improve the longevity, use and appearance of the buildings;
- Removing ad-hoc extensions and works to interiors;
- Reinstating elevations where the extensions have been removed;
- Removing open-plan office spaces and re-ordering the layouts in order to better reveal and reinstate the original divisions between rooms and units;
- Revealing and reinstating original designs, details, layouts, volumes, spaces, elevations, windows, doors and other architectural elements that are missing or damaged;
- Providing improved, less intrusive WCs, kitchens, fire protection, ventilation and services;
- Improving access (such as to the roof) to ease ongoing maintenance; and
- Enhancing exterior spaces, boundaries, frontages and access to the buildings.

6.5.21 No. 798 (Jatko House) - Refurbishment, alterations and replacement single-storey rear extension - proposed business/community (B1/D1) (235sqm in total). The basement, ground, first and second floors would largely retain their existing layouts (with insertion of WCs and plant room in the basement). The west and eastern facades and roof would be restored and modern railings to the front (west) would be replaced to match those shown in old photographs. The proposed modest single-storey brick extension would accommodate a WC and include textured brick profiling facing the courtyard to create visual interest and would improve the character and appearance of the building. Revisions to refine the design of the proposed extension have been submitted, in response to comments made by the Chair of QRP and officers.

6.5.22 No. 800- 802 - Refurbishment, alterations and replacement rear extension - proposed music recording studio space the basement (B1(c)/D1) (870sqm in total). Works to the basement would include compartmentalising space and opening up to a propose extension, which would extend down to this level. Rooms would be divided to create sound recording studios and booths and other

existing rooms would be retained largely as is to provide break out space. A large through room at ground level would be divided to create a meeting room and waiting lounge, with other existing rooms retaining their current form the extension at this level would provide a reception and filming space. Rooms at first floor level would be retained largely as they are. There would be a greater level of intervention at second floor level to create a series of writing rooms, break-out space and a video production room.

6.5.23 The west and eastern facades and roof would be restored and modern railings to the front (west) would be replaced to match those shown in old photographs. A section of the rear (east) wall to No. 800 would need to be rebuilt. The proposed basement and ground floor extension would include a full height glazed curtain wall and roof lights next to the existing building as a transition/link to the proposed brick extension beyond. The roof and fascia down stand to the extension would be bronze coloured metal to match the existing cladding on the Paxton Building. Again, revisions to refine the design of the proposed extension have been submitted, in response to comments made by the Chair of QRP and officers.

6.5.24 The existing 20 century rear extension detracts from the heritage significance of the building and the applicant's Heritage Statement assesses this as having "low" heritage significance. The proposed basement/ground floor extension would incorporate design and soundproofing measures to ensure that it creates an appropriate internal noise environment and prevents unacceptable noise breakout. Overall, the proposed works would improve the character and appearance of the buildings.

6.5.25 Alterations to the early 18th century Listed Building (Grade II\*). The scope of proposed works can be summarised as follows:

- Carrying out conservation repairs to the roof and exterior in order to improve the longevity, use and appearance of the building; and
- Removing ad-hoc extensions and works to interiors.

6.5.26 No. 808- external restoration and replacement of rear extension - proposed business/community (B1/D1) (311sqm in total). Two-storey brick and bronze coloured metal extension to accommodate pedestrian access, stairs and lift to provide level access to the ground floor and accessible WC. Reinstatement of a door and bay window at the rear to match Nos. 810-812, conservation repair of the exterior of the building. No. 808 mirrors the adjoining Grade II\* listed No. 810/12 where planning permission and Listed Building Consent has been granted for the complete restoration and extension of the asset with a flexible occupation (*Sui Generis*) to include a mix of uses within Use Classes D1, A3 and B1. No. 808 would follow this precedent and is envisaged as a series of studios and hub for the visual arts. The Chair of the QRP was concerned at the scale and design of the proposed extension and its relationship with this Grade II\* building. Revisions have sought to lighten the appearance of the extension and

improve the relationship with the host building and officers welcome these revisions which mean that it should safeguard the character and appearance of this particularly important building.

6.5.27 A local resident has objected to the siting of air quality monitoring equipment in the front garden of No. 808 and believes that any permission/consent should be conditional on this being removed. The existing equipment relates to s106 planning obligations relating to the Stadium planning permission (HGY/2015/3000 and 3001) to monitor air quality for 10 years from the first major event in the stadium, or until Air Quality Objectives have been met consistently for five years, whichever is the sooner. The site was identified in the approved Stadium Development Air Quality Monitoring Plan (November 2018) and installed in 2019. It is recommended that an informative be included on the Listed Building Consent reminding the applicant of the need to remove the equipment and make good the front garden area as soon as possible after it is no longer required.

6.5.28 Demolition and alterations to the 19th century commercial buildings (non-Listed buildings). The scope of proposed works can be summarised as follows:

- Demolition of the two-storey stand-alone building at the rear of No.814 High Road (Locally Listed);
- Removing rear extensions, signage, services and intrusions that obscure the original shopfronts and elevations of the buildings;
- Revealing and reinstating the historic shopfronts, elevations and details, including the bas-relief mouldings; and
- Carrying out conservation repairs to the roof and exterior in order to improve the longevity, use and appearance of the buildings.

6.5.29 The existing two-storey stand-alone low-quality building at the rear of No. 814 is of no architectural or historical value and its demolition and replacement with the proposed 'Linear Building' as it fronts Northumberland Park would have a positive impact on the character and appearance of the Conservation Area.

6.5.30 The refurbishment, alteration and extension of Nos. 804-806 would allow restaurant/café, business space, community and performance space (A3/B1/D1/D2) (920sqm). Internal reconfiguration of the existing building would provide a bar and ticket office at ground floor, a bar and WCs at first floor and bar, dressing rooms and offices at second floor. Conservation repair of front and rear elevations and roof (as necessary), including removal of existing fascia level signage and introduction of doors to the existing vehicular access route between the High Road and court yard (allowing for this to be 'internalised' as additional space. Nos. 804-806 High Road sits forward of the High Road pavement line compared to other properties, and therefore afford an opportunity at their rear for a larger sympathetic extension. The large two-storey extension at the rear to accommodate a double height performance space, with an accessible roof terrace on top. The extension would comprise brick and glazing at ground level, allowing for uses to 'spill out' in to the courtyard, and a zinc clad high first floor.

The proposed extension would incorporate specific features and soundproofing measures to ensure that it prevents unacceptable noise breakout. Following comments by the Chair of QRP and officers, the proposed design for this large extension has been revised so that it is a lighter colour and includes widened glass balustrade elements add to its visual lightness. Whilst this would be a large extension, its high-quality design means that it should not detract from the character or appearance of adjoining Listed Buildings. Officers also consider that it would make a positive contribution to enhancing their setting by helping to transform and animate the proposed courtyard space.

### *Setting*

6.5.31 The proposed 'Linear Building' would make a positive contribution to the setting of the Listed and non-listed High Road properties by providing a high-quality terrace that would screen the unsympathetic blank wall and fire escape of Lilywhite House. Likewise, the proposed removal of existing unsympathetic poor-quality structures, surface level car parking and finishes at the rear of the High Road properties and their replacement with a new high-quality urban space and public realm would make a positive contribution to the setting of the existing heritage assets.

6.5.32 The supporting material includes two Accurate Visual Representation (AVR) views. View 1 (White Hart Lane, looking west) shows how the proposed Linear Building would just pop above the roof line of the Listed Buildings at Nos. 798-802 in this view along the street, with the much more dominant Lillywhite House building behind. View 2 (from the Junction of Northumberland Park and High Road looking towards Sainsbury's) shows how the proposed Linear Building would front on to Northumberland Park, sit comfortably alongside the corner building of No. 814 (a Locally Listed building) and would sit behind the rest of the Northumberland Terrace buildings.

6.5.33 To safeguard against an unsightly gap along the Northumberland Park frontage, it is recommended that a condition requires evidence of a contract for the development of the Linear Building to be submitted to and approved by the Council.

### *Built Heritage Conclusion*

6.5.34 Overall, subject to recommended planning conditions to reserves specific detail and external materials for further consideration, the proposed refurbishment, alteration and extension works would have a positive impact on the character and appearance of the Listed and non-listed High Road buildings and improve their setting. As such, the proposals would also have a positive impact on the character and appearance of the North Tottenham Conservation Area.

6.5.35 To safeguard against unnecessary of loss of historic fabric and/or an unacceptable delay between demolition and replacement development, it is recommended that a planning condition requires evidence of contracts for the proposed alterations and extensions in relation to Nos, 798, 800, 802 and 808 before demolition takes place. Similarly, in order to avoid an unsightly gap along the Northumberland Park street frontage it is recommended that a planning condition requires evidence of a contract for the proposed 'Linear Building' before demolition takes place.

Historic England has offered no comments on the planning or Listed Building Consent applications and has authorised the Council to determine the application as it sees fit. Relevant regulations mean that, because the Listed Building Consent application includes proposed works to a Grade II\* Listed Building.

## 6.6 Impact on Amenity of Adjoining Occupiers

6.6.1 London Plan Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Policy DM1 states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

### *Daylight/Sunlight Assessment - Methodology*

6.6.2 The impacts of daylight provision to adjoining properties arising from proposed development is considered in the planning process using advisory Building Research Establishment (BRE) criteria. A key measure of the impacts is the Vertical Sky Component (VSC) test. In conjunction with the VSC tests, the BRE guidelines and British Standards indicate that the distribution of daylight should be assessed using the No Sky Line (NSL) test. This test separates those areas of a 'working plane' that can receive direct skylight and those that cannot.

6.6.3 If following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value, this will be noticeable to the occupants and more of the room will appear poorly lit.

6.6.4 The BRE Guide recommends that a room with 27% VSC will usually be adequately lit without any special measures, based on a low-density suburban model. This may not be appropriate for higher density, urban London locations. The NPPF 2019 advises that substantial weight should be given to the use of 'suitable brownfield land within settlements for homes...' and that LPAs should take 'a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site'.

6.6.5 The submitted Daylight and Sunlight Assessment reports four windows to a residential flat on the rear upper floor of No. 814 would fail the BRE guidelines for Vertical Sky Component (VSC). However, these would be left with a VSC of

between approx. 18 and 20%, which is considered acceptable for a dense urban area and, in any event, appear to ancillary residential spaces rather than living or bedrooms.

*Noise*

- 6.6.6 Intend to Publish London Plan Policy D13 (Agent of Change) requires new noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses to be designed to mitigate and manage any noise impacts for neighbouring residents and businesses. This may require mitigation measures if layout and design alone is insufficient.
- 6.6.7 The submitted Planning Noise Report and revised Noise Assessment are based on a noise survey that was carried out in February 2020 (before the COVID-19 lockdown), so measurements should be representative of 'normal' traffic. They take into account the existing residential use of the upper floor of No. 814 High Road, the homes above shops on Northumberland Terrace and homes above shops on the west side of the High Road.
- 6.6.8 The submitted revised Noise Assessment assesses the likely requirements for the specification of both building fabric and glazing for proposed office use and it is recommended that details of these are secured by way of a planning condition.
- 6.6.9 Performance Space and terrace. The submitted revised Noise Assessment specifically assesses the proposed two-storey performance space at the rear of Nos. 804-806 High Road (with a stage, standing area and bar at ground floor, seating and kitchen at mezzanine level and a terrace at roof level and an existing terrace) and the use of a proposed terrace.
- 6.6.10 The assessment assumed that the venue would generally operate as a bar/eatery during the day, with amplified music (live music/DJs) in the evening and night-time and that there would be no use of open terrace after 23.00 hours or amplified music played on the roof terrace at any time and that there would be about 30 people on the terrace, with 15 speaking at any one time. These are considered to be reasonable assumptions.
- 6.6.11 Taking account of the submitted revised Assessment, officers recommend that conditions secure the following: the terrace shall only be used between the hours of 07.00 and 23.00, No amplified music to be played on the roof terrace; and details of screening to be submitted, approved and implemented before the terrace is brought in to use.
- 6.6.12 In terms of the proposed performance space, the revised Assessment sets out criteria for the noise mitigation properties external walls and glazing and mechanical ventilation (including the probable need for in-duct noise attenuators) and exit noise. It also recommends that music noise levels are limited by an



electronic noise limiter which could be calibrated upon practical completion of the building. It is recommended that all these measures are secured by condition.

- 6.6.13 Sound recording studio. The main studio space is proposed to be located below ground to combat noise breakout and wall build up and glazing would be specified to take account of background noise readings and it is recommended that these measures are secured by condition. Moreover, the nature of the proposed use requires excellent noise insulation to prevent noise breaking in and to allow two recording studios to be used at the same time.
- 6.6.14 Mechanical plant. A standard condition is recommended to control noise from any mechanical plant associated with the proposed uses.

#### *Amenity Impacts – Summary*

- 6.6.15 Amenity impacts must be considered in the overall planning balance, with any harm weighed against expected benefit. There would be some adverse impacts on amenity, as outlined above. However, officers consider that the level of amenity that would continue to be enjoyed by neighbouring residents is acceptable, given the benefits that the proposed scheme would deliver.

### **6.7 Transportation and Parking**

- 6.7.1 The revised NPPF (2019) is clear at Paragraph 108 that in assessing development proposals, decision makers should ensure that appropriate opportunities to promote sustainable transport modes have been taken up.
- 6.7.2 London Plan Policy 6.1 seeks to support development that generates high levels of trips at locations with high levels of public transport accessibility. This policy also supports measures that encourage shifts to more sustainable modes and promotes walking by ensuring an improved urban realm. London Plan Policies 6.9 and 6.10 address cycling and walking, while Policy 6.13 sets parking standards.
- 6.7.3 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 approach is continued in DM Policies DM31 and DM32.
- 6.7.4 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

*Site Accessibility*

- 6.7.5 The site is served by five frequent bus services that use the High Road (149, 259, 279, 349 and W3). White Hart Lane Overground Station is approx. 250m to the west and Northumberland Park Station is approx. 1km to the north-east (linked via the W3 bus). The majority of the site currently has a PTAL of 5 and all of the site is expected to have a PTAL of 5 from 2021.
- 6.7.6 Pedestrian accessibility between the site and White Hart Lane Station has improved significantly since the White Hart Lane and Love Lane LIP improvements were carried out in 2018/19. Cycle Superhighway 1 between Liverpool Street and the THFC Stadium was completed in 2016 and the route has been extended westwards along Church Road, providing good access for cyclists to and from the south and west.

*Site Access*

- 6.7.7 The site currently has two two-way vehicular accesses from the High Road. The southernmost access, in between No.790 High Road (Dial House) and the Stadium effectively forms the eastern arm of a crossroads arrangement with High Road and White Hart Lane. The northernmost access (Paxton Place) passes underneath the first-floor link between No.798 and No.800 High Road with a height clearance of circa 4m above ground level.
- 6.7.8 The proposal is to create a car-free development offering no parking spaces on site and only service and delivery vehicles would be expected to require access to the site. It is proposed that the majority of vehicles would enter via the existing Paxton Place access, which would be made one-way 'left-in' only, and exit onto Northumberland Park, which would be a 'left-out' only exit. Vehicles would also still be able to enter the courtyard via the existing access at the High Road signal junction. The proposed one-way working through the site would avoid the need for vehicles to turn within the site. High-sided delivery and emergency vehicles would continue to use the existing southern access (which has no height restriction).
- 6.7.9 Pedestrian and cycle access would also be via the existing Paxton Place entrance, which would benefit from improved lighting and CCTV monitoring and new gate-controlled access to the courtyard from the south (next to Paxton House) and from Northumberland Park.
- 6.7.10 The submitted Transport Assessment assumes all of the proposed floorspace is used as offices as a proxy for the trip characteristics for the proposed mix of different uses. This estimates that the busiest period would be the AM Peak and that during this time there would be 10 two-way vehicle trips, 19 arrivals by bus and 75 arrivals by rail. It goes on to note that much of the trip activity would simply be a re-allocation of trips generated by the existing land uses on site, and the lack

of on-site car parking would naturally constrain vehicle trips. Public transport trips have been quantified and these can be accommodated within the capacity of existing services.

- 6.7.11 TfL identifies the need for an Active Travel Zone assessment in order to “examine barriers to active travel as well as measures to overcome them”. However, given the footway improvements that have been carried out since the 2015 Pedestrian Environment Review System (PERS) audit by both the applicant (in relation to the new stadium development) and the Council (i.e. the White Hart Lane/Love Lane Local Improvement Scheme), officers do not consider this is necessary.

#### *Delivery and servicing*

- 6.7.12 Deliveries to the site would be coordinated to occur outside of peak morning and evening traffic periods where possible. The nature of the proposed occupiers would tend to attract more deliveries by vans rather than by large vehicles. The traffic orders on the High Road and Northumberland Park prevent loading off the highway. Therefore, all deliveries would need to enter the site which has a headroom of 3.7m. The limited headroom means that the largest vehicle serving the site would need to be no greater than 3.4m high. However, this allows access for all standard vans, including a typical Box vans up to 7.5T. There are proposed to be five set down areas within the courtyard. It is recommended that a Delivery and Servicing Plan is reserved by way of planning condition.

- 6.7.13 A standard refuse vehicle at 4.75m could not access the site due to the low headroom so the management company would need to engage a refuse collection operator with a smaller than standard refuse collection vehicle of which there are numerous vehicle types available. This height clearance complies with the headroom needed for emergency vehicle access by a pump appliance.

#### *Car parking*

- 6.7.14 The site is within the Tottenham North Controlled Parking Zone (0800 to 1830 Monday to Saturday) and the Tottenham Event Day CPZ. The current courtyard accommodates approx. 23 cars that serve existing commercial occupiers within the Terrace. The applicant is working with those occupiers to relocate them to alternative premises, along with their parking requirements. There should be no net impact therefore upon demand for on street-parking.

- 6.7.15 The proposal is not to provide car parking within the site, to allow for the creation of a high-quality courtyard space to help to reinforce sustainable travel habits, capitalising upon the good accessibility levels of the area. Instead, the scheme would make use of two existing parking spaces within Lilywhite House (spaces that are already under the control of the applicant) for accessible parking which also shows the accessible route between the spaces and the proposed development, via Paxton Place. To facilitate this, it is recommended that s106 planning

obligations prevent occupiers of the space from obtaining Business parking permits for the North Tottenham CPZ.

- 6.7.16 The Club controls 30 spaces within the Lilywhite House car park and do so for various Club-related activities on match and non-match days. They do not, however, utilise this full capacity at present with only 22 permits issued. The Club has full control over the use of these spaces and can therefore incorporate the Northumberland Terrace requirements as part of this management process. Indeed, there is capacity to do so. There is nothing in the Lilywhite House planning permissions (HGY/2011/2350 and HGY/2013/1976) that precludes this. Condition 5 limits the amount of car parking proposed to no more than 401 spaces and does not require a minimum number of regular or accessible car parking spaces.
- 6.7.17 It is recommended that a Grampian-style condition be applied to prevent the occupation of any development until such times as the 2 disabled car parking spaces are made available to occupiers of the Northumberland Terrace development. It is also recommended that a Car Parking Management Plan that includes arrangements for allocating these spaces and allows for the number to be increased in the future, if demand warrants this, is secured by condition.

#### *Cycle parking*

- 6.7.18 The site currently accommodates a cycle parking shelter (Northumberland Terrace cycle parking) with 158 spaces, which serve the London Academy of Excellence Tottenham (83 spaces), Lilywhite House (15 spaces), Paxton House (16 spaces), Skywalk (8 spaces), Tottenham Experience (10 spaces) and Minor Event Day staff (13 spaces) – with 13 surplus spaces for future growth. In addition, on a Major Event Day, the Northumberland Terrace cycle parking is used by Event Day staff.
- 6.7.19 The proposal re-provides 158 spaces for use by the Academy, Lilywhite House, Paxton House, Skywalk, Tottenham Experience and Minor Event Day staff and provides an additional 42 long-stay spaces and 13 short-stay spaces and an additional 11 spaces would be provided, bringing the total to 224 spaces, which would exceed the minimum London Plan cycle standards. At least 5% would be for larger bicycles, in accordance with standards. These would be located in two long-stay cycle stores on the ground floor of the proposed linear building, accessed from the courtyard. The short stay spaces would be provided in the courtyard.
- 6.7.20 TfL has raised some concern at the inclusion of a mixture of two-tier racks and vertical stacking racks in the proposed long-stay cycle stores. In fact, there are no proposed vertical stacking racks and the applicant has submitted a drawing to clarify proposed provision of two tier stands and Sheffield stands. The proposed Linear Building would include five showers and one shower each would be provided in Nos. 798, 800 and 802 High Road, together with 20 lockers. Officers welcome this proposed provision.

- 6.7.21 The proposed cycle parking arrangements are acceptable, although a planning condition is recommended to reserve the detailed location (in terms of short stay) and detailed provision for both long term and short-term spaces.

*Travel Plan*

- 6.7.22 The application is supported by a Framework Travel Plan which identifies a number of proposed objectives and targets to encourage sustainable travel. It is recommended that s106 planning obligations secure a detailed Travel Plan, the appointment of a Travel Plan co-ordinator and monitoring. The detailed Travel Plan would be expected to consider access arrangements, impacts and appropriate mitigation in relation to events in the proposed performance space.

*Legal Highway Agreements*

- 6.7.23 The proposed on-site routes are not designed to be adopted by the Council and would be managed and maintained by a private company. Works to the existing signalised junction on the High Road will need to be the subject of a legal agreement under Section 278 of the Highways Act 1980.

*Construction Activities*

- 6.7.24 The submitted Construction Management Plan (CMP) outlines those measures that would manage traffic, air quality and dust, noise, water and waste during the demolition and construction phases. TfL has asked for a Construction Logistics Plan (CLP) and it is recommended that this is secured by planning condition. It is also recommended that a s106 planning obligation secures a £4,000 CMP/CLP monitoring fee.

*Transportation - Summary*

- 6.7.25 Subject to the recommended planning conditions and s106 planning obligations referred to above, the proposals would result in a reduction of car-borne trips associated with the site, encourage walking, cycling and public transport use, safeguard the development potential of Site Allocation NT5 and mitigate traffic impacts during the construction phase. As such, it is acceptable from a transportation perspective.

## **6.8 Energy, Climate Change and Sustainability**

- 6.8.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and 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.

- 6.8.2 The London Plan requires all new non-domestic development to be zero carbon from 2019. Intend to Publish London Plan Policy S12 requires a minimum on-site energy reduction of at least 35% beyond Building Regulations. Local Plan Policy SP4 requires a minimum of reduction of 20% from on-site renewable energy generation.
- 6.8.3 The London Plan 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 proximate 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.
- 6.8.4 The proposed linear building and Nos. 804 – 806 High Road (with its large two-storey extension) are considered to be new buildings for the purpose of applying Policy SP4, whereas the proposed refurbishment and extension of the Listed Buildings are considered to be improvements (and assessed against Part L2B of the Regulations).
- 6.8.5 Linear Building & 804/806 High Road. The proposed new building fabric would provide a 30% improvement on the notional building figures and comply with a 'fabric first' (Be Lean) approach, in accordance with the Mayor's energy hierarchy. The Be Clean energy supply would via a site-wide Air Source Heat Pump (ASHP) system and a separate ASHP providing cooling to the proposed offices spaces. This would be augmented by a Photovoltaic (PV) array on the roof of the proposed linear building (approx. 415sqm) and a separate array (approx. 300m) on the south-facing roof slopes of the unlisted Nos. 804-806 High Road
- 6.8.6 Nos. 798-812 High Road. These buildings would include local boilers and also be connected to the proposed sitewide ASHP network.

#### *Lean Carbon Savings*

- 6.8.7 The proposed energy efficiency measures include passive design, such as overhangs and window recesses to reduce overheating in the proposed 'Linear Building', levels of insulation beyond Building Regulation requirements, low air tightness levels, efficient lighting as well as energy saving controls for space conditioning and lighting and secondary glazing.

#### *Clean Carbon Savings*

- 6.8.8 The Council has committed plans to deliver a North Tottenham District Energy Network (DEN). This facility has an anticipated development programme to be ready to deliver heat to developments in 2023 (subject to change).

The proposed scheme has been designed so that it could be connected to the proposed DEN. A pipe would be connected to the proposed 'Linear Building'

rooftop plant room to connect into plate heat exchangers (replacing the ASHPs for heating). A heat meter would be installed at the point of connection. Nos 804-806 would continue to take their heat from the Linear Building. Nos. 798 to 802 would take their own connections from DEN pipework along the High Road, to avoid disruptive changes to the Listed Buildings.

- 6.8.9 It is recommended that s106 planning obligations secure the following: (a) Submit a further revised Energy Strategy for LPA approval; (b) design scheme in accordance with generic specification to allow connection to North Tottenham DEN, (c) Pay Initial Carbon Offset Contribution based on connection to DEN, (d) Use all reasonable endeavours to connect to DEN and (e) if not connected within 10 years, pay an additional Deferred Carbon Offset Contribution.

#### *Green Carbon Savings*

- 6.8.10 The applicants intend to use centralised Air Source Heat Pump (ASHP) condensers to service heating and hot water requirements and could form part of the air conditioning system. ASHP units would need to be situated outside the 'Linear Building', either on the roof or behind a louvered wall.
- 6.8.11 The applicant is also proposing PV arrays on the roof of the 'Linear Building of approx. 450sqm and on the roof of No. 804/806 of approx. 95sqm.
- 6.8.12 The proposed green technologies would save 20% in emissions over the Building Regulations (2013) Part L standards. It is recommended that the detailed location and appearance of the proposed ASHP units and PV arrays are reserved by planning condition

#### *Overall Carbon Savings*

- 6.8.13 The Applicant's revised Energy Statement sets out how the three-step Energy Hierarchy has been implemented and estimates that site-wide regulated CO2 savings would be 36% for the 'Linear Building', 48% for Nos. 804-806 High Road and 55% for Nos. 798-802 High Road over Part L Building Regulations (2013). This is more than the 35% minimum called for by planning policy.
- 6.8.14 To achieve 'zero carbon' for the residential portion of the scheme, the applicant's revised Energy Statement estimates that a total of 6.6 tonnes per annum of regulated CO2, equivalent to 198 tonnes over 30 years needs to be offset by financial contributions (198 x £95 per tonne = £18,810).
- 6.8.15 However, officers are not wholly satisfied with the applicant's revised Energy Strategy and it is recommended that a condition requires the submission and approval of an updated Energy Strategy before the commencement of development. It is also recommended that S016 planning obligations require the payment of an initial carbon offset amount upon commencement with a further

deferred carbon offset payment made if no connection to a DEN is made within 10 years, both amounts to be established by the required updated Energy Statement.

- 6.8.16 In accordance with Intend to Publish London Plan Policy SI 2, which introduces a fourth step 'Be Sean' to the Mayor of London's Energy hierarchy, it is recommended that a s106 planning obligation requires the applicants to submit data on energy use to the GLA, in accordance with the Mayor's 'Be seen' energy monitoring guidance' (currently pre-consultation guidance, April 2020).

*Overheating*

- 6.8.17 The applicant's overheating assessment concludes that (assuming an office use) the proposed 'Linear Building' would not meet the relevant criteria based on natural ventilation alone. This is due to the single-aspect nature of the majority of the proposed building, the inability to utilise night cooling, by keeping open windows, due to security issues and the need to maintain a comfortable internal environment in terms of noise and air quality. Mechanical ventilation would, therefore, be required at times.

*Be Seen*

- 6.8.18 In accordance with Intend to Publish London Plan Policy SI 2, which introduces a fourth step 'Be Seen' to the Mayor of London's Energy hierarchy, it is recommended that a s106 planning obligation requires the applicants to submit data on energy use to the GLA, in accordance with the Mayor's 'Be seen' energy monitoring guidance' (currently pre-consultation guidance, April 2020).

*Sustainability*

- 6.8.19 The submitted Energy Statement sets out a number of aspirations in relation to materials selection, security, water supply, waste, transport, air quality and other measures. The proposed linear building and Nos. 804 – 806 High Road (with its large two-storey extension) are considered to be new buildings for the purpose of applying Policy SP4, which calls for BREEAM 'Very Good' as a minimum. The submitted BREEAM Pre-Assessment demonstrates that this is achievable and it is recommended that this is secured by planning condition.

**6.9 Flood Risk, Drainage and Water Infrastructure**

- 6.9.1 Development proposals must comply with the NPPF and its associated technical guidance around flood risk management. London Plan Policy 5.12 continues this requirement. London Plan Policy 5.13 and Local Policy SP5 expects development to utilise Sustainable Urban Drainage Systems (SUDS). Policy 5.14 requires proposals to ensure adequate wastewater infrastructure capacity is available.

- 6.9.2 Policies DM24, 25, and 29 continue the NPPF and London Plan approach to flood risk management and SUDS to ensure that all proposals do not increase the risk of flooding. DM27 seeks to protect and improve the quality of groundwater.



- 6.9.3 The site is within Flood Zone 1 and has a low probability of flooding. However, it is within a Critical Drainage Area and therefore the site is supported by a Flood Risk Assessment (FRA). The FRA concludes that the risk of flooding from all sources is low. This, coupled with the proposals for non-residential 'less vulnerable' uses makes the proposals acceptable from a flood risk perspective.
- 6.9.4 As much as 93% of the site would comprise impermeable surfaces that positively drains to the proposed network. The proposals are to limit discharge rates to a Greenfield runoff rate of 5.4 l/sec as far as reasonably practicable without compromising the performance and operation of flow control devices such as a hydrobrake.
- 6.9.5 The submitted Drainage Strategy Report considers the feasibility of SuDS components in line with Intend to Publish London Plan Policy SI13, including green roofs and rainwater harvesting measures. However, the proposed flat roof areas of the Linear Building accommodate PV arrays as part of the energy strategy and the pitched roofs of the High Road buildings do not lend themselves to green roofs. The proposed roof terrace above an extension to Nos.804-806 would include some landscaping. However, accommodating the 100 year plus storm event plus a 40% allowance for climate change, needs the installation of a large attenuation storage tank (approx. 300 cubic metres) below the courtyard and use of rain gardens and tree pits. It is recommended that the management and maintenance arrangements of these SuDS features are reserved for approval.
- 6.9.6 Thames Water raises no objections in terms of surface water, foul water or water supply issues. It does, however, request that a planning condition requires approval of any piling works.

## 6.10 **Air Quality**

- 6.10.1 Policies DM4 and DM23 provide guidance on air quality in relation to development proposals. Policy indicates that development proposals should consider air quality and be designed to improve or mitigate the impact on air quality in the Borough and improve or mitigate the impact on air quality for the occupiers of the building or users of development. Air Quality Assessments will be required for all major developments where appropriate.
- 6.10.2 Where adequate mitigation is not provided planning permission will be refused. This approach is reflected in the London Plan Policy 7.14. Additional Air Quality issues are addressed by London Plan SPGs around dust control and sustainable design and construction. Haringey is an Air Quality Management Area (AQMA).
- 6.10.3 The submitted Air Quality Assessment confirms that the likely impact on air quality from road traffic would be negligible, with a low/negligible impact arising from construction dust that can be managed further through mitigation. The

development would be below the relevant air quality neutral benchmarks and will therefore be better than air quality neutral in terms of its emissions. This exceeds the requirements of London Plan policy (Policy 7.14 and draft Policy S11).

## 6.11 Waste and Recycling

6.11.1 London Plan Policy 5.16 indicates the Mayor is committed to reducing waste and facilitating a step change in the way in which waste is managed. Local Plan Policy SP6 and Policy DM4 require development proposals make adequate provision for waste and recycling storage and collection.

6.11.2 The application is supported by an outline operational Waste Management and Servicing Strategy. The scheme includes two appropriately sized waste and recycling stores at ground floor level within the proposed linear building, within 5m of a vehicle stopping point within the courtyard. Waste and recycling would be collected by a private commercial waste contractor and it is currently expected that collections would be twice per week.

6.11.3 The submitted Construction Management Plan refers to the intention to prepare a Site Waste Management Plan (SWMP) to identify waste stream and re-use, recycling and reduction targets. It is recommended that this is secured by condition.

## 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.

6.12.2 The submitted Preliminary Risk Assessment concludes that, given the proposed end use, the overall risk rating for the site is assessed as 'low' and that given the Site history and the proposed development, intrusive investigation to further quantify the contamination status of the site is not required. However, it goes on to recommend, amongst other things, that a watching brief should be carried out during the construction phase and that a Construction Environmental Management Plan (CEMP) should be prepared and construction materials should be appropriately stored.

6.12.3 Given the above and comments from Environmental Health, it is recommended that planning conditions secure the above.

## 6.13 Archaeology

6.13.1 The revised NPPF states that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the

significance of heritage assets and how they would be affected by the proposed development. London Policy 7.8 states that development should incorporate measures that identify record, interpret, protect and, where appropriate, preserve a site's archaeology. This approach is reflected at the local level.

6.13.2 The submitted Archaeological Desk Based Assessment concludes that there is a low potential for Prehistoric through to Early Medieval finds and recent investigations have found no Roman finds. The Assessment finds that whilst there is a medium potential of Medieval finds, these are likely to be of low significance. It goes on to conclude that the potential is high for Post Medieval remains, with the possibility of finding remains of 'Ridley House' Inn (depicted on Dorset's 1619 map), and Victorian remains, but these are likely to be of low significance. Following comments from Historic England (GLAAS), it is recommended that a condition secures the approval and implementation of a Written Scheme of Investigation.

#### 6.14 **Fire Safety and Security**

6.14.1 Policy D12 in the Intend to Publish London Plan makes clear that all development proposals must achieve the highest standards of fire safety and requires all major proposals to be supported by a Fire Statement. This Statement meets the requirements of Intend to Publish London Plan Policy D12 and sets out:

- A1: Features to reduce risk to life in a fire situation: All elements of building design including compartmentation, detection & alarm (Category L1) are in excess of the minimum guidance for these building types;
- A2/B1: Construction to minimise risk of fire spread: the building comprises steel frame, composite profiled metal deck/concrete floors and brickwork exterior;
- A3: Means of Escape: Travel distances, occupancies and escape widths are in line with guidance within BS 9999;
- A4: Evacuation: Each building operates a simulations evacuation strategy;
- A5/B3/B4: Firefighting: Fire Service access is provided along the external roads and internal courtyard in line with the guidance in BS 9999. No firefighting lifts or suppression systems are present due to the height of the buildings; and
- B2/D3: Disabled Evacuation: All stair cores are provided with disabled refuge points and the majority of buildings are provided with evacuation lifts. Some of the Northumberland Terrace buildings are not provided with evacuation lifts due to their existing historic geometries.

6.14.2 It is recommended that the implementation of the Statement is secured by condition, in accordance with the Mayor of London's emerging guidance.

*Building Regulations approval*

6.14.3 The development would be required to meet the Building Regulations in force at the time of its construction – by way of approval from a relevant Building Control Body. As part of the plan checking process a consultation with the London Fire Brigade would be carried out. On completion of work, the relevant Building Control Body would issue a Completion Certificate to confirm that the works comply with the requirement of the Building Regulations.

## 6.15 Equalities

6.15.1 In determining this planning application, the Council is required to have regard to its obligations under equalities legislation including 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.

6.15.2 As noted in the various sections in this report, the proposed development provides a range of socio-economic and regeneration outcomes for the Tottenham area as outlined under the 'Employment and regeneration benefits' heading in Section 6.3 above.

6.15.3 An employment skills and training plan, recommended to be secured by a S106 obligation, would ensure a target percentage of local labour is utilised during construction. This would benefit priority groups that experience difficulties in accessing employment. Assistance would also be provided for local tenders and employment skills and training. A financial contribution regarding apprenticeships is also recommended to be secured by a S106 planning obligation.

## 6.16 Conclusion

6.16.1 In conclusion:

- The proposed development with its proposed mixture of high-quality refurbished and new floorspace and flexible range of uses would establish a 'cultural quarter' (with a new live performance space and music recording studio at its heart), accords with Site Allocation NT7 in the Tottenham Area Action Plan and would help make the site vibrant and active at times when the THFC stadium is not in use;
- The 'cultural quarter' would provide between 30 and 285 net Full Time Equivalent (FTE) long-term jobs based on the possible range of proposed uses, as well as 174 FTE construction jobs, and is estimated would provide between £70,000 and £660,000 net additional local spending per year;
- The resultant minor loss of residential accommodation is acceptable given the substantial increase in expected housing within the Site Allocation and from

- the applicant's separate proposals for No.807 High Road and the significant benefits that would come from the proposed uses;
- The proposed loss of retail space from the North Tottenham Local Centre accords with Local Plan Policy DM43 and the proposed uses within and adjacent to the Local Centre should improve its vitality and viability;
  - The proposed new Linear Building and landscaped space would be high-quality additions to the townscape, creating a more accessible and inclusive environment and providing a new positive frontage to Northumberland Park and publicly accessible space (during the day), which would improve community safety (with the site currently experiencing high levels of anti-social behaviour);
  - The proposed refurbishment, alteration and extension of Nos. 798 to 808 High Road would facilitate the long-term use of these heritage assets, without harming their special architectural or historic interest or the character and appearance of the North Tottenham Conservation Area;
  - The proposed demolition of the building at the rear of No.814 and the proposed Linear Building and landscaped courtyard would enhance the setting of Nos. 798 to 808 High Road and preserve and enhance the character and appearance of the North Tottenham Conservation Area;
  - Subject to detailed noise mitigation and management measures, the proposed cultural uses should not cause unacceptable harm to residential amenity; and
  - The development would be 'car free', provide good cycle parking and facilities to encourage cycling, incorporate on-site renewable energy technologies and be designed to link with the proposed North Tottenham District Energy Network too help reduce carbon emissions.

## **7 COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 7.1 Based on the information given on the plans, the estimated Mayoral CIL (£60 per square metre, £59.64 with indexation) would be £190,174 and, based on the current Haringey CIL charge rate for the Eastern Zone, the estimated Haringey is £0, there being no chargeable proposed uses.
- 7.2 The CIL 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. An informative will be attached advising the applicant of this charge and advising the scheme is judged to be phased for CIL purposes.

**8 RECOMMENDATIONS**

- 8.1 GRANT PLANNING PERMISSION subject to conditions in **Appendix 8** and a Section 106 Legal Agreement and GRANT LISTED BUILDING CONSENT subject to conditions in **Appendix 9**.

## **Appendix 1: Plans and Documents List**

### **Planning Application**

#### **Linear Building**

##### Location Plan

Site Location Plan NT-1000-ZZ-LZZ-ST-A-08001 P1

Zonal key Plan NT-1000-ZZ-LZZ-ST-A-08002 P1

##### Existing Plans, Elevations & Sections

Existing Site NT-1000-ZZ-LZZ-ST-A-92001 P1

Existing Basement Plan NT-1000-ZZ-LB1-GA-A-92010 P1

Existing Ground Floor Plan NT-1000-ZZ-L00-GA-A-92011 P1

Existing First Floor Plan NT-1000-ZZ-L01-GA-A-92012 P1

Existing Second Floor Plan NT-1000-ZZ-L02-GA-A-92013 P1

Existing Third Floor Plan NT-1000-ZZ-L03-GA-A-92014 P1

Existing Fourth Floor Plan NT-1000-ZZ-L04-GA-A-92015 P1

Existing Roof Plan NT-1000-ZZ-RF-GA-A-92016 P1

Existing Elevation – West NT-1000-ZZ-LZZ-EL-A-92020 P1

Existing Elevation – East NT-1000-ZZ-LZZ-EL-A-92021 P1

Existing Elevations – North & South NT-1000-ZZ-LZZ-EL-A-92022 P1

##### Demolition

Site Demolition Plan NT-1000-ZZ-LZZ-ST-A-09001 P1

##### Proposed Plans

Proposed Site NT-1000-ZZ-LZZ-ST-A-20001 P1

Proposed Basement Plan NT-1000-ZZ-LB1-GA-A-20010 P1

Proposed Ground Floor Plan NT-1000-ZZ-L00-GA-A-20011 P2

Proposed First Floor Plan NT-1000-ZZ-L01-GA-A-20012 P2

Proposed Second Floor Plan NT-1000-ZZ-L02-GA-A-20013 P2

Proposed Third Floor Plan NT-1000-ZZ-L03-GA-A-20014 P2

Proposed Fourth Floor Plan NT-1000-ZZ-L04-GA-A-20015 P2

Proposed Roof Plan NT-1000-ZZ-RF-GA-A-20016 P2

##### Proposed Elevations

Proposed Elevation – West NT-1000-ZZ-LZZ-EL-A-25020 P1

Proposed Elevation East NT-1000-ZZ-LZZ-EL-A-25021 P2

Proposed Elevations – North & South NT-1000-ZZ-LZZ-EL-A-25022 P1

##### Proposed Sections

Proposed Site Long Section NT-1000-ZZ-LZZ-SE-A-25030 P1

Proposed Site Short Section NT-1000-ZZ-LZZ-SE-A-25031 P2

Proposed Site Short Section NT-1000-ZZ-LZZ-SE-A-25032 P2

##### Heritage Details

Typical Secondary Glazing Detail (790-808 HR) NT-1000-ZZ-LZZ-DE-A-31010 P1

##### External Materials

Proposed Illustrative Elevations & Materials Palette NT-1000-ZZ-LZZ-DR-A-41001 P1  
Proposed Illustrative Elevations & Materials Palette NT-1000-ZZ-LZZ-DR-A-41002 P1  
Proposed Illustrative Elevations & Materials Palette NT-1000-ZZ-LZZ-DR-A-41003 P1  
Proposed Illustrative Elevations & Materials Palette NT-1000-ZZ-LZZ-DR-A-41004 P1

### Visualisations

Landscaped Courtyard to Rear of 798-808 1 NT-1000-ZX-LXX-VS-A-03001 P2  
Landscaped Courtyard to Rear of 798-808 2 NT-1000-ZX-LXX-VS-A-03002 P2  
Landscaped Courtyard to Rear of 798-808 3 NT-1000-ZX-LXX-VS-A-03003 P2  
Landscaped Courtyard to Rear of 798-808 4 NT-1000-ZX-LXX-VS-A-03004 P2  
Landscaped Courtyard to Rear of 804-806 1 NT-1000-ZX-LXX-VS-A-03005 P2  
Landscaped Courtyard to Rear of 804-806 2 NT-1000-ZX-LXX-VS-A-03006 P2  
Landscaped Courtyard to Rear of 804-806 3 NT-1000-ZX-LXX-VS-A-03007 P2  
Linear Building to Rear of 798-808 1 NT-1000-ZX-LXX-VS-A-03008 P1  
Linear Building to Rear of 798-808 2 NT-1000-ZX-LXX-VS-A-03009 P1  
Linear Building to Rear of 798-808 3 NT-1000-ZX-LXX-VS-A-03010 P2  
Event Space Roof Garden View 1 NT-1000-ZX-LXX-VS-A-03011 P1  
Event Space Roof Garden View 2 NT-1000-ZX-LXX-VS-A-03012 P1  
Event Space Roof Garden View 3 NT-1000-ZX-LXX-VS-A-03013 P1  
Market Space to Rear of 804-810 NT-1000-ZX-LXX-VS-A-03014 P2  
Landscaped Courtyard to Rear of 798-800 1 NT-1000-ZX-LXX-VS-A-03015 P2  
Landscaped Courtyard to Rear of 798-800 2 NT-1000-ZX-LXX-VS-A-03016 P2  
Boundary Treatment to Rear of 798-800 NT-1000-ZX-LXX-VS-A-03017 P1

### Other

Linear Building Cycle Parking Layout Plan NT-1000-ZZ-L00-DT-A-3001 P1

### Documents

- Air Quality Assessment (20 March 2020)
- Archaeological Desk Based Assessment (Doc Ref: LP325IL-DBA-v1.6)
- BREEAM Pre-Assessment (26 February 2020)
- Construction Management Plan
- Cover Letter (30 June 2020)
- Daylight and Sunlight Assessment (6 March 2020)
- Design and Access Statement (March 2020)
- Drainage Strategy Report (12 March 2020)
- Energy Strategy (18 September 2020) & associated documents
- Fire Strategy (26/03/2020)
- Flood Risk Assessment (12 March 2020)
- Floorspace Schedules and Uses
- Framework Travel Plan (March 2020)
- Heritage Statement
- Land Contamination Assessment – Desk Study Report (July 2016)
- Noise Assessment (3 August 2020)
- Noise Report
- Performance Space Feasibility Study (March 2020)
- Planning Noise Report (17 March 2020)
- Planning Statement (April 2020)
- Regeneration and Economic Statement (April 2020)



- Structural Strategy Report (March 2020)
- Transport Assessment (March 2020)
- Waste Management and Servicing Strategy (6 March 2020)

### **Nos. 804-806 High Road**

#### Existing Plans & Elevations

Existing Floor Plans NT-1000-Z4-LZZ-GA-A-92411 P1  
Existing Elevation – West NT-1000-Z4-LZZ-EL-A-92421 P1  
Existing Elevation – East NT-1000-Z4-LZZ-EL-A-92422 P1  
Existing Section NT-1000-Z4-LZZ-SE-A-92430 P1

#### Demolition

Demolition Plans NT-1000-Z4-LZZ-GA-A-09401 P1

#### Proposed Plans

Proposed Floor Plans NT-1000-Z4-LZZ-GA-A-20411 P2

#### Proposed Elevations

Proposed Elevation – West NT-1000-Z4-LZZ-EL-A-25420 P1  
Proposed Elevation – East NT-1000-Z4-LZZ-EL-A-25421 P2  
Proposed Elevation – North & South NT-1000-Z4-LZZ-EL-A-25422 P2

#### Proposed Sections

Proposed Section NT-1000-Z4-LZZ-SE-A-26430 P1

#### External Wall Finishes

Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41001 P2  
Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41002 P2  
Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41003 P2  
Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41004 P2

### **No. 798 High Road - Listed Building Consent Application**

#### Existing Plans & Elevations

Existing Basement Plan NT-1000-Z2-LB1-GA-A-92210 P1  
Existing Ground Floor Plan NT-1000-Z2-L00-GA-A-92211 P1  
Existing First Floor Plan NT-1000-Z2-L01-GA-A-92212 P1  
Existing Second Floor Plan NT-1000-Z2-L02-GA-A-92216 P1  
Existing Elevation – West NT-1000-Z2-LZZ-EL-A-92220 P1  
Existing Elevation – East NT-1000-Z2-LZZ-EL-A-92221 P1  
Existing Section A-A NT-1000-Z2-LZZ-SE-A-92230 P1  
Existing Section B-B NT-1000-Z2-LZZ-SE-A-92231 P1  
Existing Section C-C NT-1000-Z2-LZZ-SE-A-92232 P1

#### Demolition

Demolition Basement Plan NT-1000-Z2-LB1-GA-A-09200 P1  
Demolition Ground Floor Plan NT-1000-Z2-L00-GA-A-09201 P1  
Demolition First Floor Plan NT-1000-Z2-L01-GA-A-09202 P1  
Demolition Second Floor Plan NT-1000-Z2-L02-GA-A-09203 P1  
Demolition Roof Plan NT-1000-Z2-RF-GA-A-09206 P1  
Demolition - West Elevations NT-1000-Z2-LZZ-EL-A-09220 P1

Demolition - East Elevation NT-1000-Z2-LZZ-EL-A-09221 P1  
Demolition - Section A-A NT-1000-Z2-LZZ-SE-A-09230 P1  
Demolition - Section B-B NT-1000-Z2-LZZ-SE-A-09231 P1  
Demolition - Section C-C NT-1000-Z2-LZZ-SE-A-09232 P1

Heritage Significance Plan

Basement Heritage Significance Plan NT-1000-Z2-LB1-GA-A-92250 P1  
Ground Floor Heritage Significance Plan NT-1000-Z2-L00-GA-A-92251 P1  
First Floor Heritage Significance Plan NT-1000-Z2-L01-GA-A-92252 P1  
Second Floor Heritage Significance Plan NT-1000-Z2-L02-GA-A-92253 P1

Proposed Plans

Proposed Basement Plan NT-1000-Z2-LB1-GA-A-20210 P1  
Proposed Ground Floor Plan NT-1000-Z2-L00-GA-A-20211 P1  
Proposed First Floor Plan NT-1000-Z2-L01-GA-A-20212 P1  
Proposed Second Floor Plan NT-1000-Z2-L02-GA-A-20213 P1  
Proposed Roof Plan NT-1000-Z2-RF-GA-A-20216 P1  
Proposed Elevations  
Proposed Elevation – West NT-1000-Z2-LZZ-EL-A-25220 P1  
Proposed Elevation – East NT-1000-Z2-LZZ-EL-A-25221 P1

Proposed Sections

Proposed Section A-A NT-1000-Z2-LZZ-SE-A-26230 P1  
Proposed Section B-B NT-1000-Z2-LZZ-SE-A-26231 P1  
Proposed Section C-C NT-1000-Z2-LZZ-SE-A-26232 P1

External Wall Finishes

Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41001 P2  
Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41002 P2  
Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41003 P2  
Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41004 P2

**Nos. 800-802 High Road - Listed Building Consent Application**

Existing Plans & Elevations

Existing Basement Plan NT-1000-Z3-LB1-GA-A-92310 P1  
Existing Ground Floor Plan NT-1000-Z3-L00-GA-A-92311 P1  
Existing First Floor Plan NT-1000-Z3-L01-GA-A-92312 P1  
Existing Second Floor Plan NT-1000-Z3-L02-GA-A-92313 P1  
Existing Elevation – West NT-1000-Z3-LZZ-EL-A-92320 P1  
Existing Elevation – West Boundary NT-1000-Z3-LZZ-EL-A-92321 P1  
Existing Elevation – East NT-1000-Z3-LZZ-EL-A-92322 P1  
Existing Section A-A NT-1000-Z3-LZZ-SE-A-92330 P1  
Existing Section B-B NT-1000-Z3-LZZ-SE-A-92331 P1  
Existing Section C-C NT-1000-Z3-LZZ-SE-A-92332 P1

Demolition

Demolition Basement Plan NT-1000-Z3-LB1-GA-A-09300 P1  
Demolition Ground Floor Plan NT-1000-Z3-L00-GA-A-09301 P1  
Demolition First Floor Plan NT-1000-Z3-L01-GA-A-09302 P1  
Demolition Second Floor Plan NT-1000-Z3-L02-GA-A-09303 P1  
Demolition Roof Plan NT-1000-Z3-RF-GA-A-09306 P1  
Demolition - West Elevation NT-1000-Z3-LZZ-EL-A-09320 P1  
Demolition - West Elevation Boundary NT-1000-Z3-LZZ-EL-A-09321 P1

Demolition - East Elevation NT-1000-Z3-LZZ-EL-A-09322 P1  
Demolition - Section A-A NT-1000-Z3-LZZ-SE-A-09330 P1  
Demolition - Section B-B NT-1000-Z3-LZZ-SE-A-09331 P1  
Demolition - Section C-C NT-1000-Z3-LZZ-SE-A-09332 P1

Heritage Significance Plan

Basement Heritage Significance Plan NT-1000-Z3-LB1-GA-A-92350 P1  
Ground Floor Heritage Significance Plan NT-1000-Z3-L00-GA-A-92351 P1  
First Floor Heritage Significance Plan NT-1000-Z3-L01-GA-A-92352 P1  
Second Floor Heritage Significance Plan NT-1000-Z3-L02-GA-A-92353 P1

Proposed Plans

Proposed Basement Plan NT-1000-Z3-LB1-GA-A-20310 P1  
Proposed Ground Floor Plan NT-1000-Z3-L00-GA-A-20311 P1  
Proposed First Floor Plan NT-1000-Z3-L01-GA-A-20312 P1  
Proposed Second Floor Plan NT-1000-Z3-L02-GA-A-20313 P1  
Proposed Roof Plan NT-1000-Z3-RF-GA-A-20316 P1

Proposed Elevations

Proposed Elevation – West NT-1000-Z3-LZZ-EL-A-25320 P1  
Proposed Elevation – West Boundary NT-1000-Z3-LZZ-EL-A-25321 P1  
Proposed Elevation – East NT-1000-Z3-LZZ-EL-A-25322 P1

Proposed Sections

Proposed Section A-A NT-1000-Z3-LZZ-SE-A-26330 P1  
Proposed Section B-B NT-1000-Z3-LZZ-SE-A-26331 P1  
Proposed Section C-C NT-1000-Z3-LZZ-SE-A-26332 P1

External Wall Finishes

Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41001 P2  
Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41002 P2  
Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41003 P2  
Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41004 P2

**Nos. 808 High Road - Listed Building Consent Application**

Existing Plans & Elevations

Existing Basement Plan NT-1000-Z5-LB1-GA-A-92510 P1  
Existing Ground Floor Plan NT-1000-Z5-L00-GA-A-92511 P1  
Existing First Floor Plan NT-1000-Z5-L01-GA-A-92512 P1  
Existing Second Floor Plan NT-1000-Z5-L02-GA-A-92513 P1  
Existing Third Floor Plan NT-1000-Z5-L02-GA-A-92514 P1  
Existing Fourth Floor Plan NT-1000-Z5-L02-GA-A-92516 P1

Existing Elevation – West NT-1000-Z5-LZZ-EL-A-92520 P1  
Existing Elevation – West Boundary NT-1000-Z5-LZZ-EL-A-92521 P1  
Existing Elevation – East NT-1000-Z5-LZZ-EL-A-92522 P1  
Existing Section A-A NT-1000-Z5-LZZ-SE-A-92530 P1  
Existing Section B-B NT-1000-Z5-LZZ-SE-A-92531 P1

Demolition

Demolition Ground Floor Plan NT-1000-Z5-L00-GA-A-09501 P1  
Demolition First Floor Plan NT-1000-Z5-L01-GA-A-09502 P1  
Demolition Roof Plan NT-1000-Z5-RF-GA-A-09506 P1

Demolition - West Elevation NT-1000-Z5-LZZ-EL-A-09520 P1  
Demolition – Rear Elevation (East) NT-1000-Z5-LZZ-EL-A-09521 P1  
Demolition - South Elevation NT-1000-Z5-LZZ-EL-A-09522 P1  
Demolition - Section A-A NT-1000-Z5-LZZ-SE-A-09530 P1  
Demolition - Section B-B NT-1000-Z5-LZZ-SE-A-09531 P1

Heritage Significance Plan

Ground Floor Heritage Significance Plan NT-1000-Z5-L00-GA-A-92551 P1

Proposed Plans

Proposed Ground Floor Plan NT-1000-Z5-L00-GA-A-20511 P2  
Proposed Roof Plan NT-1000-Z5-RF-GA-A-20516 P2

Proposed Elevations

Proposed Elevation – West NT-1000-Z5-LZZ-EL-A-25520 P2  
Proposed Elevation – East NT-1000-Z5-LZZ-EL-A-25521 P2  
Proposed Elevation – South NT-1000-Z2-LZZ-EL-A-25322 P2

Proposed Sections

Proposed Section A-A NT-1000-Z5-LZZ-SE-A-26530 P2  
Proposed Section B-B NT-1000-Z5-LZZ-SE-A-26531 P2

External Wall Finishes

Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41001 P2  
Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41002 P2  
Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41003 P2  
Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41004 P2

**Documents**

- Cover Letter (30 June 2020)
- Heritage Statement

**CONFIDENTIAL**

FRAME PROJECTS

**Haringey Quality Review Panel****Report of Formal Review Meeting: Northumberland Terrace**

Wednesday 6 November 2019

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

**Panel**

Hari Philips (chair)

Marie Burns

Dieter Kleiner

Iris Papadatou

Paddy Pugh

**Attendees**

Robbie McNaugher	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Graham Harrington	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

**Apologies / report copied to**

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
John McRory	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.

**1. Project name and site address**

807, 790-814 (Northumberland Terrace) High Road, Tottenham, N17 ODH and to the rear (east) of Northumberland Terrace.

**2. Presenting team**

Richard Serra	Tottenham Hotspur Football Club
Ian Laurence	F3 Architecture and Interiors
Alan Carruthers	F3 Architecture and Interiors

**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 proposals relate to land owned by Tottenham Hotspur Football Club on either side of the High Road. Both are within a growth area as identified in the Tottenham Area Action Plan. The Northumberland Terrace, on the east side of the road forms part of site allocation NT7 (Tottenham Hotspur Stadium) and building number 807 on the west side of the road is within site allocation NT5 (High Road West).

Redevelopment of 807 High Road to accommodate the existing Co-operative Funeral Care business from 806 High Road will enable a more comprehensive proposal for the Northumberland Terrace site. A large number of the buildings within the Northumberland Terrace are listed or locally listed.

807 High Road comprises a three-storey building (vacant former night club/church with residential above) and two-storey out-buildings at the rear. The site includes part of Percival Court and backs on to unit one of Chapel Place (accessed from White Hart Lane).

Officers asked for the panel's views on the overall ambition of the proposals, on the scale, massing and design of the new buildings and extensions to the Northumberland Terrace, and of any impact on the heritage assets within the site and locally. Consideration by the panel of the nature, use and design of the proposed courtyard space was also requested.



## 5. Quality Review Panel's views

### *Summary*

The Quality Review Panel broadly supports the approach and aspirations of the project at Northumberland Terrace (807, 790-814 High Road), and feels that the proposals could provide an exciting and distinctive counterpoint to the stadium. It welcomes the ambition to refurbish and improve the existing terrace and introduce uses that will activate the area each day throughout the year. The panel also supports the improvement of the quality of the environment at the rear of the terrace by the removal of later additions, and through the insertion of a new block to screen the car parking.

The panel feels that there remains scope to refine the architecture of the proposals, in particular the elevations of the studio building, and the performance and gallery spaces. It would also encourage the design team to explore options to demolish and replace the front façade of 807 High Road, and the rear façade of 790 High Road, to better accommodate the uses proposed, showcase the cultural uses within the rear courtyard, and define a stronger gateway into Paxton Place.

Further refinement of the soft and hard landscape within the courtyard would also be supported, to ensure that the space will support a variety of different uses. In addition, the panel would like to know more about the detailed design of some of the key 'thresholds' and gateways within the site. Further details on the panel's views are provided below.

### *Massing and development density*

- The panel is broadly supportive of the scale and massing of the proposals and feels that the interventions proposed will successfully mediate between the stadium and the terrace of existing buildings (including a number of significant heritage assets) that comprise Northumberland Terrace.

### *Place-making, public realm and landscape design*

- The courtyard space needs to function well across a variety of usage levels, for example in an everyday setting, or on a market day, or during a festival. It would encourage further thought about how the landscape design could support these different activities.
- Clarity around the level changes across the site would be welcomed. Drawing cross-sections through the courtyard space could help to inform the three-dimensional design of the different spaces and routes within the central area of the site.



- The panel would like to know more about the detailed design of some of the key 'thresholds' within the site; for example, the gated entrances to the courtyard, and the eastern edge of the site adjacent to Lilywhite House.
- Consideration of 'secured by design' principles should help to inform the design of these gateways, to avoid the creation of places lacking in surveillance. Bringing the location of gates adjacent to the High Road forward to remove potential hiding places might be an option to explore.
- The panel would also like more information about the proposed lighting throughout the scheme. The design of lighting within the courtyard will be very important and help to define whether the space will be perceived as public or as private, while also evoking a sense of 'theatre'.

#### *Northumberland Terrace (790–814 High Road)*

- The panel warmly supports the ambition to bring Northumberland Terrace back into full use, including the refurbishment of a number of significant heritage assets. It welcomes the approach towards visual simplification of the rear elevation, which includes the removal of later built additions.
- Consideration of exactly what uses are proposed within the existing buildings of Northumberland Terrace will help to inform the nature and detail of the refurbishment. This will be essential to resolve the technical issues of inserting new uses into heritage buildings.
- There is an opportunity to create a strong visual gateway adjacent to 790 High Road, marking the transition between the stadium and Paxton Place. Replacing the existing rear / side extension to 790 High Road could help open up the entrance to the courtyard and showcase the cultural uses. The panel thinks this could be more successful than retention of the existing fabric, and the insertion of a living wall as currently proposed.
- The panel thinks that the proposed gallery space and performance venue to be the rear of the Northumberland Terrace would be very positive additions to the locality, helping to give the area a distinctive identity.
- The architecture of the new gallery space and performance venue would benefit from further thought, to create a design that reflects or reveals the uses contained within.
- The panel notes that a three-storey gallery extension has the potential to be visually very exciting within the streetscape, and could host exhibitions of artwork that require a larger volume of space.





*Studio block to the rear of Northumberland Terrace*

- The panel supports the concept of screening the carpark area to Lilywhite House, with a new block to the rear of the Northumberland Terrace providing a stronger edge to the courtyard.
- This block reflects some of the rhythms of the Northumberland Terrace within its façade, but the panel questions whether this is successful and would encourage further thought about how the architecture of the studio block responds to the existing terrace and expresses its use. A less domestic appearance could be appropriate.
- Issues of safety and perception of safety should also inform the detailed design of the entrances to the residential accommodation.
- Further engagement with local businesses and community groups could also help to inform the detailed design of the studio block, ensuring that it responds well to local economic need.
- The panel welcomes the provision of cycle parking within the ground level of the studio block, which will help support the aspiration for healthier neighbourhoods within Haringey.
- However, cycle storage areas providing ventilation to the undercroft car park of Lilywhite House leave little space for active frontage. Options that could be explored to address this include adjusting the location of the café to allow spill-out space at the sides, or adjusting the relationship and location of the different areas of cycle parking.

*807 High Road*

- In the panel's view the existing façade of 807 High Road is not significant enough to merit retention, which is a very costly and complex technical process. It would encourage the design team to instead invest those resources in the creation of a high-quality new building for 807 High Road. Exploration of either a contemporary architectural approach or a contextual approach would be supported.

*Next steps*

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



**Appendix: Haringey Development Management DPD  
Policy DM1: Delivering high quality design**

**Haringey Development Charter**

- A 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

- B 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 Quality Review Panel**

### **Report of Chair's Review Meeting: Northumberland Terrace**

Tuesday 8 September 2020

#### **Panel**

Hari Philips (chair)

Paddy Pugh

#### **Attendees**

Dean Hermitage	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Graham Harrington	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Aikaterini Koukouthaki	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

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

John McRory	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey

#### **Confidentiality**

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.

## 1. Project name and site address

Northumberland Terrace Phase 3  
Land to the rear (east) of 790-814 High Road, Tottenham, N17 ODH  
Planning application reference: HGY 2020 1584 and 1586

## 2. Presenting team

Richard Serra	Tottenham Hotspur Football Club
Ian Laurence	F3 Architecture and Interiors

## 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 briefing

Emerging proposals for land owned by Tottenham Hotspur Football Club on both the east side of High Road (Northumberland Terrace and land to the rear) and the west side (807 High Road) were considered by the panel on 6 November 2019. This briefing focuses solely on proposals for the east side of High Road. Planning and listed building consent applications for the proposed cultural quarter around Northumberland Terrace are being brought forward in two tranches. The current applications relate to 798 to 808 High Road (excluding number 796) and land at the rear. Proposals for 790-794 High Road (including Dial House) are to be the focus of subsequent applications.

The current application site is approximately 38 hectares. Numbers 804-808 are within Tottenham High Road North Local Shopping Centre. Most of the site is within North Tottenham Conservation Area (but not the eastern edge). The High Road properties are listed as follows: 798 to 802 (even) - Grade II and number 808 - Grade II\*. Numbers 804 to 806 are not listed but are identified as making a positive contribution to the conservation area. The site is within a Growth Area as identified in the Tottenham Area Action Plan. Policy SP1 requires that development in Growth Areas maximises site opportunities, provides appropriate links to, and benefits for, surrounding communities, including necessary infrastructure. It also forms part of Site Allocation NT7 (Tottenham Hotspur Stadium).

Officers sought the panel's views on the scale, massing and design of the proposed new buildings, and extensions to Northumberland Terrace and their relationship to the surrounding heritage assets; the proposed alterations and extension to the listed Northumberland Terrace buildings; and the use and site layout of the courtyard space.



## 5. Quality Review Panel's views

### *Summary*

The Quality Review Panel supports the approach and aspirations of the project at Northumberland Terrace (798-808 High Road), and feels that the proposals will provide an exciting and distinctive counterpoint to the stadium. It welcomes the ambition to refurbish and improve the existing terrace and introduce creative uses that will activate the area each day throughout the year. The panel also supports the improvement of the quality of the environment at the rear of the terrace by the removal of later additions, and through the insertion of a new building to screen the car parking. It feels that the height and massing of the proposals seems appropriate for the location; and notes that the architectural expression of the linear building is now working well.

The panel supports the planning application, subject to a number of minor amendments, which include: refinement of the detailed design and materiality of the extensions to the rear of 798-808 High Road; the reduction of the perceived visual 'bulk' of the massing of the extension to the rear of 804-806 High Road; refinement of the landscape design, and submission of further details regarding the design of boundaries, fences and gates.

The panel would strongly encourage the project team to address and resolve the comments concerning the rear extensions prior to the scheme being considered by the Planning Committee, and to submit revised or additional drawings and details as amendments to the planning application. It also feels that details of the railings, gates and other boundary treatments - in addition to planting and landscape details - require further 'fleshing out' and refining, either via amendments to the application, or through planning conditions. The panel also notes that the quality of materials and construction details for the alteration, extension and new-build elements of the scheme will be essential to the success of the completed development, and it would support planning officers in also securing this through planning conditions.

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

### *Massing and development density*

- The panel is supportive of the scale and massing of the proposals and feels that the interventions proposed will successfully mediate between the stadium and the terrace of existing buildings (including a number of significant heritage assets) that comprise Northumberland Terrace.

### *Place-making, public realm and landscape design*

- The panel welcomes the site sections across the courtyard space, presented at the review. It feels that the broad principles for the design of this courtyard area are working well; however, it recommends further work to 'flesh out' some of the planting and landscape details.



- It would encourage submission of additional drawings clarifying the detailed design and materiality of some of the key 'thresholds' within the site; for example, the fences, gates and other boundary treatments.

#### *Northumberland Terrace (798 to 808 High Road)*

- The panel warmly supports the ambition to bring Northumberland Terrace back into full use, including the refurbishment of a number of significant heritage assets. It welcomes the removal of later built additions to the rear elevation.
- The panel notes that the interiors of the historic buildings are significant elements of these heritage assets. It therefore advises that alterations and additions to these should be described as fully as possible in the planning application.
- The panel supports the 'quiet and restrained' approach to the design of the extensions to the rear of 798 to 808 High Road, but feels that the current proposals for the extensions lack a level of refinement, and would benefit from some further consideration. This could involve using different materials (rather than brick) to express where the new additions have been made to the listed buildings. Alternatively it may just require a different approach to the composition of the facades, alongside additional texture and detail within the brickwork - for example, reveals and header courses.
- The panel would also encourage the design team to reduce the perceived visual bulk and massing of the extension to the rear of 804-806 High Road (the two-storey performance space), for example through a 'lighter' approach to the design of the balustrade.
- The quality of materials and construction for the extensions, the new studio block and the public realm will be essential to the success of the completed scheme. This will include the quality and type of bricks used in addition to the brickwork details. It would support planning officers in securing this through planning conditions.

#### *Studio block to the rear of Northumberland Terrace*

- The panel also supports the concept of screening the car park area to Lilywhite House with a new block to the rear of the Northumberland Terrace, which will provide a stronger edge to the courtyard.
- Refinements to the architectural expression of the linear studio block are also welcomed; this part of the scheme now works very well.
- The good provision of cycle parking within the ground level of the studio block will help support the aspiration for healthier neighbourhoods.



- The cycle storage areas will provide ventilation to the undercroft car park of Lilywhite House. It feels that the proposed adjustments to the configuration of the ground floor accommodation as presented at the review (e.g the spill-out space for the café, and the proposed retail) will provide some activity and vitality to this elevation.

### *Next steps*

The panel highlights a number of action points for consideration by the design team, in consultation with Haringey officers.

## **Appendix: Haringey Development Management DPD Policy DM1: Delivering high quality design**

### **Haringey Development Charter**

- A 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

- B 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.



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## **MINUTES OF MEETING PLANNING SUB COMMITTEE HELD ON MONDAY, 10TH FEBRUARY, 2020, 19:00 – 21:15**

**PRESENT:** Councillors Vincent Carroll (Chair), Gina Adamou (Vice-Chair), John Bevan, Luke Cawley-Harrison, Peter Mitchell, Viv Ross, Yvonne Say and Sarah Williams

### **384. FILMING AT MEETINGS**

Noted.

### **385. PLANNING PROTOCOL**

Noted.

### **386. APOLOGIES**

Apologies for absence were received from Councillor Tabois, Councillor Basu and Councillor Hinchcliffe.

### **387. URGENT BUSINESS**

None.

### **388. DECLARATIONS OF INTEREST**

Councillor Ross declared he was a member of the Canal and River Trust.

Councillor Bevan declared he attended a monthly meeting with Tottenham Hotspur which discussed any issues that arose from the operations of the stadium.

### **389. MINUTES**

**RESOLVED** that the minutes of the Planning Committee held on 11<sup>th</sup> November 2019 be approved.

### **390. PRE/2019/0212 - (A) NORTHUMBERLAND TERRACE (NOS. 790 TO 794 AND NOS. 798 TO 808 HIGH ROAD, N17) AND LAND TO THE REAR AND (B) NO. 807 HIGH ROAD N17**

*Clerk's note - Prior to considering the application, the Chair granted a Member request to allow the Committee 10 minutes to read and consider Appendix 2(b) which was circulated to Members in a supplementary pack on 10<sup>th</sup> February 2020.*

The Committee considered a pre-application proposal regarding (a) Northumberland Terrace (Nos. 790 to 794 and Nos. 798 to 808 High Road, N17) and land to the rear

and (b) No. 807 High Road, N17. The majority of the proposed development would be on the east side of the High Road. However, the redevelopment of No. 807 on the west side of the road would facilitate the relocation of the Co-operative Funeral Care business and potentially the existing dentist surgery, which are currently at No. 806 and 802 High Road respectively.

East side of the High Road (Northern Terrace and land to rear)

- (a) Erection of a new four storey building to the west of Lilywhite House for flexible A1/A2/A3/B1/D1/D2 use, including the demolition of the locally listed rear extension to No. 814 High Road, and new hard/soft landscaping works; (b) Internal and external repairs, enhancements and minor alterations to the statutory and locally listed buildings along the High Road to facilitate their meaningful future reuse for a flexible range of uses within the A1/A2/A3/B1/D1/D2 use classes; and (c) the demolition of rear extensions to Nos. 798, 800/802, 804/806 and 808 High Road and the erection of new rear extensions to Nos. 800/802 and 804/806 and 808 High Road.

West side of the High Road (No. 807)

- (b) Redevelopment of No. 807 High Road to provide a four-storey building comprising retail (A1) on the ground floor, a business/dentist surgery on the first floor (B1/D1) and two dwellings (C3) on the upper floors. There would be a second four-storey building at the rear, joined by a covered parking area with a landscaped courtyard on top, to provide seven dwellings (C3). There would be nine dwellings in total.

The Planning Officer and representatives for the applicant delivered a presentation on plans for the scheme. The representatives provided the Committee with a detailed handout on the proposals.

The Chair thanked the representatives for their presentation and invited Committee Members to raise any comments or questions. The following was discussed:

- The representatives noted the linear building was there to mediate the scale of Lilywhite House.
- Regarding access, the intent was to create much cleaner access, with a one direction through-route at the side of the site.
- The developers wanted to create a vibrant space that people wanted to visit.
- The cycle parking was to be completely replaced with a new and secure gated facility. Access was to be provided to those residents who owned cycle parking but there would also be cycle parking available to the public.
- It was suggested the proposals for 807 could be bolder.
- The proposed buildings would be a mixture of brick and steel structure, with the steel structure not being visible. The linear building would be a steel structure but the extensions to the existing building would be load bearing masonry.
- Quality materials would be used which were appropriate for the environment.
- The Northumberland Terrace proposals were criticised for being plain and the wrong side of traditional and modern. The gating on the east was called oppressive and at stark contrast with the surrounding buildings.
- It was suggested where brick lintels were used, these should be detailed and in line with surrounding properties.

- The proposals were still a work in progress and work on the boundary treatment was ongoing.
- With regard to 807, the representatives noted they were trying to strike a balance between a modern building with details from the existing building being maintained.
- Regarding the vision for the space, the applicants were trying to create an ecosystem with the public able to have access to the buildings. Access to the public would be restricted on match days, however, emergency services would have access at all times.
- Concern was raised over the potential for traffic issues as a result of the scheme. In response, the representatives noted that there were no traffic implications as a result of any work to 807.
- It was not possible to attain the adjoining properties to 807 as they were not within Tottenham Hotspurs ownership.
- Concern was raised over the absence of affordable workspace. In response, it was noted that whilst there was none proposed in the scheme, the Club had been exploring what the Council's policy was on the matter. If it was requested that a mixture of workspace was necessary in order for the scheme to be policy compliant, that would be addressed.
- It was requested that the applicant's response to each of the recommendations by the QRP be set out clearly so that the Committee could see what action had been taken to date.
- The Committee praised the detailed tabled papers provided by the representatives.

### **391. PPA/2019/0012 - LOCK KEEPERS COTTAGES, FERRY LANE**

The Committee considered an application for the demolition of the existing houses and erection of a 3-6 storey mixed-use development including a café at ground floor, approximately 690 sq.m. of office space on the ground to first floors and 13 flats on the floors above. The scheme would be a 'car free' development with 1 accessible parking space provided approximately 100 metres from the main residential entrance on Hale Village. The proposal would provide an Estate Management Office for Hale Village to replace the existing temporary office on Millmead Road.

The Planning Officer and representatives for the applicant gave a presentation on plans for the scheme.

The Chair thanked the representatives for their presentation and requested more detailed and tailored visuals for the scheme be made available before any future applications. The Chair then invited Committee Members to raise any comments or questions. The following was discussed:

- The Committee had serious concerns over the wheelchair accessible car parking space for the site. The Committee was not convinced by the proposal for the single car parking space that was required for the wheelchair accessible unit being provided off-site within the existing Hale village development. This was considered too unreasonable and too far from the development. It was noted that it was a policy requirement for a development of this size to provide a wheelchair accessible unit.

- There was concern the area was already over developed.
- The representatives noted that the primary purpose of the scheme was to provide Lee Valley Estates with a head office so that they could continue employing people in the area. The secondary purpose was to provide estate management. However, the scheme was only viable with the residential element.
- There was concern surrounding entrances to the towpath and also the balconies over the towpath. The representatives noted there was some overlap onto the towpath on the eastern elevation, but this would only be by around 800millimetres, with none of the balconies hanging over the canal.
- The representatives noted they had worked closely with the Canal and River Trust over this development, who they claimed were supportive of the scheme. It was suggested that the developers contribute to the refurbishment of the lock. The representatives responded that they had held discussions with the Canal and River Trust and would provide written confirmation of any agreements made between the two before any future application. They claimed there had been an assurance from the Trust that, were the development to go ahead, then the locks would become a priority to be fixed.
- The representatives accepted the plans were close to the set boundaries, but this was done to utilise all the available space.
- There was concern over the usage of green walls in the scheme.
- The Committee sought to see the Applicant's individual responses provided to each recommendation raised by the QRP. The representatives agreed and informed they had already adopted some of the proposed changes by the QPR, such as moving access from the tow path to Ferry Lane for the residential properties.
- The representatives advised that the scheme was not able to support affordable housing as it was not viable.
- Regarding the shared lift for the café and residential properties, the representatives informed this would be fob operated and only residents with a fob could access the properties.
- There was concern over the design and how the development fitted into the surrounding area, with the absence of any rationale for the colour scheme criticised. The representatives claimed the development had been designed with the surrounding area considered.
- The yellow window frames would be aluminium, with the yellow cladding also likely to be aluminium.
- The absence of any parking close to the development was criticised as not being practical.

**392. UPDATE ON MAJOR PROPOSALS**

**RESOLVED** that the report be noted.

**393. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

**RESOLVED** that the report be noted.

**394. NEW ITEMS OF URGENT BUSINESS**

N/A.

**395. DATE OF NEXT MEETING**

9<sup>th</sup> March 2020.

CHAIR: Councillor Vincent Carroll

Signed by Chair .....

Date .....

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## Appendix 5 Internal and External Consultee Representations

Stakeholder	Comment	Response						
<b>INTERNAL</b>								
Climate Change	<p><b>Energy – Overall</b></p> <p>Policy SP4 of the Local Plan Strategic Policies, requires all new domestic development to be zero carbon (i.e. a 100% improvement beyond Part L (2013)). The Intention to Publish version of the New London Plan (2019) further confirms this in Policy SI2. As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4.</p> <p>It is not clear what the overall predicted reduction in CO<sub>2</sub> emissions are for the development. The baseline emissions are 139 tCO<sub>2</sub> (SAP2012) or 102 tCO<sub>2</sub> (SAP10). It is not clear what the total emissions are after be lean, clean and green measures.</p> <p>Please address the following:</p> <ul style="list-style-type: none"> <li>- The reporting of carbon emissions is inadequate in this report. <ul style="list-style-type: none"> <li>o Summary tables should be provided alongside bar graphs as per Tables 3, 5, 6 &amp; 7 in section 6 of the GLA guidance (split by new build and refurbished elements). The tables provided in the report are insufficient. Please follow the guidance in this link: <a href="https://www.london.gov.uk/sites/default/files/energy_assessment_guidance_2018.pdf">https://www.london.gov.uk/sites/default/files/energy_assessment_guidance_2018.pdf</a></li> <li>o Report in tCO<sub>2</sub>/year</li> <li>o Report total emissions for all buildings, split by new build and refurbished elements, and consistently report for individual buildings (not selectively).</li> <li>o Submit BRUKL sheets for all proposed units</li> <li>o Confirm whether the report has been done with SAP2012 or SAP10 carbon factors</li> </ul> </li> </ul> <p><b>Energy – Lean</b></p> <p>It is not clear what the proposed improvement is of beyond Building Regulations through improved energy efficiency standards. A minimum 15% reduction should be achieved on the new build and the applicant should demonstrate how it has reduced emissions in the existing buildings.</p> <p>The following u-values, g-values and air tightness are proposed:</p> <table border="1" data-bbox="394 1390 1393 1461"> <thead> <tr> <th data-bbox="394 1390 866 1461"></th> <th data-bbox="866 1390 1111 1461">New build</th> <th data-bbox="1111 1390 1393 1461">Existing buildings</th> </tr> </thead> <tbody> <tr> <td data-bbox="394 1390 866 1461"></td> <td data-bbox="866 1390 1111 1461"></td> <td data-bbox="1111 1390 1393 1461"></td> </tr> </tbody> </table>		New build	Existing buildings				<p>The recommended conditions address the comments, including the need for an updated energy strategy, overheating, MVHR, BREEAM accreditation.</p> <p>Recommended s106 planning obligations to facilitated connection to a future DEN.</p>
	New build	Existing buildings						

Stakeholder	Comment			Response
	Floor u-value	0.15 W/m <sup>2</sup> K	1.98 W/m <sup>2</sup> K	
	External wall u-value	0.18 W/m <sup>2</sup> K	1.5 W/m <sup>2</sup> K	
	Roof u-value	0.13 W/m <sup>2</sup> K	0.35 W/m <sup>2</sup> K (80% improvement)	
	Window u-value	1.12 W/m <sup>2</sup> K	1.12 W/m <sup>2</sup> K (80% improvement)	
	G-value	0.4 (E, S, W) 0.6 (N)	0.6	
	Air permeability rate	3 m <sup>3</sup> /hm <sup>2</sup> @ 50Pa	10 m <sup>3</sup> /hm <sup>2</sup> @ 50Pa	
	Mechanical ventilation with heat recovery	91% efficiency		
	Lighting	100 lumens/Watt	100 lumens/Watt	
	<p>Please address the following:</p> <ul style="list-style-type: none"> <li>- Confirm that sub-metering will be installed for all units and installation of an energy use and generation display unit at reception areas.</li> <li>- Measures to reduce thermal bridging and set out the what the proposed Psi (<math>\Psi</math>) values are.</li> <li>- Construction of building – frame/insulation. Where will concrete be exposed to make use of thermal mass?</li> <li>- Unregulated emissions and demand side response to reducing energy: smart grids, smart meters, battery storage</li> <li>- Energy demand summary, delivered energy requirement at point of use – MWh/year – by use</li> <li>- Demonstrate the cooling hierarchy has been followed <ul style="list-style-type: none"> <li>o Internal heat generation, i.e. heat distribution infrastructure</li> <li>o Heat entering building, i.e. shutters, trees, vegetation, blinds</li> <li>o Manage heat through thermal mass and high ceilings</li> <li>o Passive ventilation, i.e. openable windows, shallow floorplates, dual aspect, stack effect</li> <li>o Mechanical ventilation, i.e. free cooling from outside air in shade, by-pass for summer mode</li> </ul> </li> </ul>			



Stakeholder	Comment	Response
	<ul style="list-style-type: none"> <li>- Model the energy demand for the active cooling, if required. Then include these energy demands into the carbon footprint of the development and update any offsetting requirements based on this.</li> <li>- How will the passive ventilation work? Please provide a diagram to demonstrate the system and confirm how many air changes per hour this will achieve.</li> </ul> <p>In relation to the existing buildings, please address the following:</p> <ul style="list-style-type: none"> <li>- Estimate of existing performance in existing condition, before any works</li> <li>- Outline the source of these assumptions, such as a building condition survey, Energy Performance Certificate (EPC) conventions, industry benchmarks etc.</li> <li>- The baseline for change of use applications should be estimated assuming the existing building is the same as the proposed end use</li> <li>- Detail what measures will be undertaken to make the retained listed buildings more energy efficient (what type of insulation, how the building will be made more airtight, etc)?</li> <li>- More emphasis needs to be placed on reducing the energy demand from control systems like lighting, ventilation, equipment and appliances. It is not clear whether lighting will be replaced, advanced lighting/space conditioning controls, smart metering is proposed for the listed building.</li> </ul> <p><b>Energy – Clean</b></p> <p>The applicant is proposing to include a site-wise Air Source Heat Pump system under Be Clean measures. This is not acceptable. The Council are progressing a neighbourhood DEN at the High Road and this scheme should make provisions to connect to this when this comes forward.</p> <p>As confirmed during the pre-application stages, the entirety of the proposed development should obtain heat and hot water from a site wide heating system:</p> <ol style="list-style-type: none"> <li>1) Designed in accordance with the principles in the embedded generic specification in order to facilitate connection to the North Tottenham District Energy Network (NT DEN), (with a condition to submit details of design including calculations, etc. for approval)</li> <li>2) Fed from on-site communal gas boilers</li> <li>3) Carbon performance should be calculated using the SAP2012 carbon factors in the following circumstances: <ol style="list-style-type: none"> <li>a. Based on communal gas boilers; and</li> <li>b. As if obtaining all heat from the NT DEN assuming a carbon performance for the heat of 0.09 kgCO<sub>2e</sub>/kWh</li> </ol> </li> <li>4) The calculations above shall be used to determine the offset payment due</li> </ol>	

Stakeholder	Comment	Response
	<p>a. If the development connects to NT DEN (i.e. based on 3 b.); and</p> <p>b. The additional offset which would be due if the development does not connect to NT DEN (i.e. based on the difference between 3) a. and 3) b.)</p> <p>A s106 agreement will be expected to include obligations to:</p> <p>a. Design the scheme in accordance with the generic specification and to allow connection to NT DEN (see separate attached Technical Specification for Developers, February 2018)</p> <p>b. Pay an initial carbon offset based on 4) a.</p> <p>c. Use all reasonable endeavours to negotiate with the Council, or the Council's nominated energy company, to seek to secure a connection to NT DEN if an approach is made within 10 years, and, to connect if a viable offer is made (such offer may include a connection charge to account for the developer's savings from connecting by avoiding the deferred payment described below in iii)</p> <p>d. If the scheme has not connected within 10 years, pay an additional deferred carbon offset as per 4) b.</p> <p><b>Energy – Green</b></p> <p>The application has reviewed the installation of various renewable technologies. The report concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. No details have been provided to set out ASHP location, efficiency, number of units, type of system and the carbon reductions.</p> <p>It is not clear whether the proposed required solar array peak output would be 14.8 or 127.6 kWp, for the new build elements only, on a roof area of 83 m<sup>2</sup> or 716 m<sup>2</sup> on top of the linear building. It is also not clear what the reduction in emissions under Be Green would be.</p> <p><b>Carbon Offset Contribution</b></p> <p>The carbon shortfall cannot currently be calculated as the Energy Assessment is incomplete. Remaining carbon emissions will need to be offset at £95/tCO<sub>2</sub> over 30 years.</p> <p>A deferred carbon offset contribution mechanism will apply to this scheme as it is expected to connect to the DEN when this has been built. The applicant should present two carbon reduction table scenarios:</p> <ul style="list-style-type: none"> <li>• Scenario 1: Connection to the DEN scenario (residual tCO<sub>2</sub> over 30 years)</li> </ul>	

Stakeholder	Comment	Response
	<ul style="list-style-type: none"> <li>• Scenario 2: Communal heating and gas boilers (residual tCO<sub>2</sub> over 30 years)</li> </ul> <p>The carbon offset contribution for scenario 1 will be due at the commencement of development and the difference in the offset contribution between the first and second scenarios will be deferred for 10 years and indexed accordingly.</p> <ol style="list-style-type: none"> <li>1. Payment for the residual emissions in the DEN scenario (Scenario 1) would be due at commencement of development.</li> <li>2. A deferred carbon offset contribution is calculated through the difference in the offset contribution: Scenario 2 – Scenario 1 = Deferred Payment.</li> <li>3. If, after 10 years the development has <u>not</u> connected to the DEN, the deferred payment (+indexation) is due.</li> <li>4. If, after 10 years the development has connected to the DEN, the deferred payment would not be due but this amount would be available as a connection charge to the DEN.</li> </ol> <p><b>Overheating</b> A TM52 assessment had been requested at pre-application stage. The BREEAM Pre-Assessment states that this has been done. Please submit this as part of the planning application to demonstrate the development will not rely on active cooling, and will not overheat with suitable overheating mitigation where required. This should include modelling for Design Summer Years 1, 2 and 3 and for 2020s, 2050s and 2080s weather files. The applicant must install suitable mitigation measures in line with the Cooling Hierarchy for DSY1 (2020s weather file) and implement as much mitigation as feasible for DSY 2 and 3. Weather files 2050s and 2080s must be used to propose a retrofit plan that should demonstrate the proposed future mitigation measures can be installed and will reduce overheating effectively.</p> <p><b>Sustainability</b> Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques. The applicant has prepared a BREEAM Pre-Assessment Report for the new build elements of the scheme: Linear Building, 804/806 extension. Based on this report, a score of 66.9% is targeted, equivalent to 'Very Good' rating. A potential score of 92.3% could be achieved ('Outstanding').</p> <p>This element of the development is policy compliant, however an Excellent score is encouraged as the applicant has demonstrated a potential score of 92.6%.</p> <p><b>Living Roofs</b></p>	

Stakeholder	Comment	Response
	<p>The development is proposing an intensive green, landscaped amenity roof on the extension of 806. Living roofs are supported in principle, subject to detailed design. Details will need to be submitted as part of a planning condition. Appropriate conditions will be recommended.</p> <p>Extensive living roofs are proposed on the linear building as well, to be installed under the solar array. This will provide suitable co-benefits to the PV efficiency and weather management to the living roof. Please incorporate this into the proposals.</p> <p><b>Conclusion</b> Overall, it is considered that the application <b>cannot currently be supported</b> on grounds of carbon reduction and overheating.</p> <p><b>Updated comments</b> The applicant submitted a revised Energy Strategy (dated 18 September 2020) by Hydrock and BRUKL reports as appendices on 18/09/2020.</p> <p><b>Interim heating strategy</b> As discussed, and stated above, we do not accept air source heat pumps as an interim heating technology prior to connecting to the DEN. Proposing ASHPs undermines the viability for connection for all other sites and the connection to the Energy from Waste heat source. The acceptable interim solution is the installation of gas boilers.</p> <p>The scheme could be future proofed by installing ASHPs in the future if the site does not connect to the DEN. However, the proposed system that hydraulically separates the systems would not be appropriate for ASHPs as it would reduce their efficiency and could be simplified.</p> <p>Haringey Council continues to be committed to delivering the DEN in North Tottenham. All applications in the area are therefore still expected to connect to the DEN when this is built and make future provisions within their red line.</p> <p>Therefore, a revised Energy Strategy will need to be submitted to revise its interim heating strategy. It would be preferable for this to be submitted prior to determination, but the detailed revised strategy can also be submitted prior to commencement of development through planning conditions/s106 obligations.</p> <p><b>Further information required</b></p>	

Stakeholder	Comment	Response
	<p>Information to be submitted must include:</p> <ul style="list-style-type: none"> <li>- Revised heating strategy for gas boilers (instead of ASHPs), using SAP2012 carbon factors</li> <li>- Demonstrating the space allowance to retrofit ASHP in the future if not connecting to the DEN, i.e. plant space, plans showing layout of heating and cooling system.</li> <li>- Evidence of how the future DEN connection will work on plans, e.g. conduit space on the High Road that is big enough for pipes, centralised plant room with space for heat exchangers, layout of pipes, etc. Further detail will need to be submitted through the s106.</li> </ul> <p><b>Overheating</b></p> <p>The revised report does not fully justify the use of air conditioning to mitigate overheating and has not demonstrated how the design of the scheme has followed the cooling hierarchy to reduce demand for cooling. Furthermore, it does not set out the energy demand (space cooling, not energy used) area-weighted average demand in MJ/m<sup>2</sup> and total MJ/year, or the efficiency of equipment. The submission of this information is recommended to be submitted via a planning condition.</p> <p><b>Planning conditions</b></p> <p><u>Energy Plan</u></p> <p><i>(a) Prior to the commencement of development, an updated Energy Assessment should be submitted to the Local Planning Authority for approval. This should demonstrate that the development will connect to the Decentralised Energy Network (DEN) at North Tottenham, with an interim gas boiler heating solution. This report shall also set out the calculated deferred carbon offset contribution and plans showing how the development will be future proofed in case it does not connect to the DEN.</i></p> <p><i>(b) Prior to the commencement of development, the following details must be submitted to demonstrate the scheme has made sufficient provisions to connect to the North Tottenham DEN:</i></p> <ul style="list-style-type: none"> <li>• <i>A plan to show the required layout of infrastructure (including conduit space, pipes and plant room) to connect to the future DEN;</i></li> <li>• <i>Set out detailed design of the heat network and how this complies with CIBSE CoP1 and the LBH Generic Specification. This should include detail of pipe routes and lengths, pipe sizes (taking account of F&amp;R temperatures and diversification) and insulation to determine heat loss from the pipes in W/dwelling in order to demonstrate losses have been minimised;</i></li> </ul>	

Stakeholder	Comment	Response
	<ul style="list-style-type: none"> <li>• <i>Buried pipe (dry and filled with nitrogen) to LBH's approved specification from the ground floor plant room to a manhole at the boundary of their site and evidence of any obstructions in highway adjacent to connection point;</i></li> <li>• <i>A clear plan for Quality Assurance of the network post-design approval through to operation, based on CP1;</i></li> <li>• <i>A clear commercial strategy identifying who will sell energy to residents and how prices/quality of service will be set;</i></li> <li>• <i>Determine how the offsets will be split between 'initial offset' (100% of which to be paid on commencement) and 'deferred offset'.</i></li> </ul> <p><i>(c) Prior to occupation, evidence shall be submitted that the proposed solar photovoltaic array of at least 7.8 kWp and associated monitoring equipment has been installed correctly. The solar PV array shall be maintained and cleaned at least annually thereafter.</i></p> <p><i>(d) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.</i></p> <p><b>Reason:</b> <i>To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2, draft New London Plan (Intend to Publish) Policy SI2 and Local Plan Policy SP4.</i></p> <p><u><i>Overheating</i></u></p> <p><i>(a) Prior to commencement of development, a revised overheating assessment shall be submitted and approved for the new build elements of the proposed development which shall consider designing out the need for active cooling and demonstrate it has followed the GLA's cooling hierarchy to reduce the demand for cooling. This will be based on thermal dynamic modelling in line with CIBSE TM52, with TM49 weather files. This should include:</i></p> <ul style="list-style-type: none"> <li>- <i>Evidence how the design has been amended to reduce cooling demand in line with the cooling hierarchy (if feasible);</i></li> <li>- <i>Results for current and future weather files (2020s, 2050s and 2080s) for DSY1, DSY2 and DSY3 for the development without active cooling and results for the development with mitigation measures;</i></li> <li>- <i>A retrofit plan setting out how future overheating risk will be mitigated, confirming these measures can be incorporated into the design of the development, prioritising passive design measures.</i></li> </ul>	

Stakeholder	Comment	Response
	<p><b>Reason:</b> To enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy 5.9 of the London Plan, Draft Policy SI4 of the draft New London Plan, and Policies SP4 and DM21 of the Local Plan.</p> <p><u>MVHR</u> Prior to installation, details of the Mechanical Ventilation and Heat Recovery (MVHR) systems shall be submitted to the Local Planning Authority. Details should include the efficiency, location of the units to ensure easy access for servicing, plans showing the rigid ducting.</p> <p><b>Reason:</b> To ensure the new homes are adequately ventilated as required by London Plan Policy 5.9.</p> <p><u>Living Roofs</u> (a) No development shall commence above ground floor until details of Living Roofs and photovoltaic array have been submitted to and approved in writing by the Local Planning Authority. These details shall include:  i) A roof plan identifying where the living roofs and solar panels will be located and what surface area they will cover;  ii) Sections demonstrating substrate of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs (including planters);  ii) Plans showing details on the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;  iv) Details of the location of log piles / flat stones for invertebrates;  v) Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);  vi) Relationship with photovoltaic array;  vii) Irrigation, management and maintenance arrangements.</p> <p>(b) The approved Living Roofs and photovoltaic array shall be provided before the buildings are first occupied and shall be managed thereafter in accordance with the approved management arrangements.</p>	

Stakeholder	Comment	Response
	<p><b>Reason:</b> To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and Policy SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).</p> <p><u>BREEAM Accreditation</u></p> <p>(a) Prior to commencement on site, a design stage accreditation certificate must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM 'Very Good' outcome (or equivalent), aiming to achieve a minimum score of 66%.</p> <p>(b) None of the flexible units shall be occupied (Use Class A1/A2/A3/B1/D1/D2) until a final Certificate has been issued certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Very Good' for that unit has been achieved. The Accreditation of 'Very Good' shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.</p> <p><b>Reason:</b> To ensure sustainable development in accordance with London Plan 2016 Policies 5.1, 5.2, 5.3 and 5.9 and Local Plan Policy SP4.</p>	
Conservation Officer	<p>The development site is extremely sensitive from an heritage-conservation perspective, due to the architectural quality and age of the historic houses onsite, among the best examples of Georgian townhouses, also due to the group value of the full terrace stretching from the grade II* listed Dial House at No 790 up to the locally listed building at No 816. This terrace, as an outstanding example surrounded by many other listed and locally listed Victorian and Georgian buildings, is emblematic of the linear continuity and built enclosure which characterise the protected townscape along the High Road of North Tottenham Conservation Area. The terrace significantly forms the southern gateway to the Conservation Area and plays an important landmark role within the experience and appreciation of the historic character of North Tottenham, while the adjacent stadium and surrounding contemporary development, located immediately to the south-east of the terrace, strongly define the developing character of Tottenham.</p> <p>Within this challenging context the development proposal focuses on the grade II Georgian buildings at Nos 798-802, the undesignated building at Nos 804-86 and the grade II* listed Queen Anne building at No 808. The development proposal has been positively informed by a good level of research into the history and significance of the site and by a thorough design exploration which has been developed in discussion with the Council with the aim to provide a mature design</p>	The recommended conditions would enable officers to scrutinise detailed design and chose of materials



Stakeholder	Comment	Response
	<p>response capable to coherently address the historic buildings in the terrace both as individual heritage assets of intrinsic value and as an ensemble of townscape importance within the Conservation Area and as key drivers for the regeneration of the yard behind them.</p> <p>The yard represents the spatial interface between the historic town and the contemporary character of Tottenham, which is still being shaped as part of the wider redevelopment revolving around the new Stadium and offers a unique opportunity to regenerate the area on the basis of its unique heritage.</p> <p>The proposed internal and external works to 798-808 High Road, including the demolition of rear extensions Nos. 798, 800-802, 804-806 and 808 High Road are aimed at accommodating a creative industries hub within these buildings with maximum retention and repair of historic fabric as well as architectural and decorative features of special interest of the listed buildings. The light touch restorative approach to the front elevations would raise the quality and legibility of the High Road frontage of the terrace and is very welcome. The interiors of the listed buildings will also benefit from careful repair works and a sensitive reconfiguration driven by detailed, bespoke design solutions.</p> <p>The demolition of poor-quality rear extensions and visual clutter is equally welcome and supported, being an opportunity to unveil the architectural quality of the listed buildings and to inform the spatial qualities of the new yard at their back. The proposed extensions are indeed designed as lightweight transitional features between the internal spaces of the listed buildings and the openness of the yard. These elegant and unobtrusive extensions appear to successfully complement, and, at the same time unveil, the architecture of the rear elevations of the listed buildings, with the substantial extension to the rear of unlisted Nos 806-808 representing the focal point of the reconfigured yard.</p> <p>The proposed rear extensions to the listed buildings, each one bespoke designed to complement the host building, convincingly emphasise the uniqueness of each listed building while linking into the contemporary character of the new yard. Careful detailing of these extensions, as well as of the entire yard is necessary to ensure the highest design quality to complement the listed terrace.</p> <p>The listed buildings have been substantially altered over the centuries, mostly internally, and have been variously used still retaining most of their character and architectural quality. It is therefore</p>	

Stakeholder	Comment	Response
	<p>felt that the proposed uses and related sensitive reconfiguration and extension of these buildings would protect and future-proof their heritage status as well as the quality of the Conservation Area. The contemporary buildings proposed along the new yard, especially the new linear building leaning towards Lilywhite house and flanking the distinctive Paxton house appear as an imaginative and bespoke design response to both the key features and domestic character of the historic terrace and the contemporary, dynamic geometries of the Paxton building. The entire design of the yard and its new buildings and extensions to the historic and listed buildings reads as a well-designed, coherent and convincing solution to bring together the historic town and the new quarter and is fully supported from conservation grounds.</p> <p>Detailed design, material specification and methodologies for both demolitions, external, internal works and new extensions to the listed buildings should be approved by the Council to ensure preservation of the special character of the listed buildings.</p>	
Design Officer	<p><b><u>Context</u></b></p> <p>The entire terrace extends from no. 790, known as Dial House, at the southern end, to no. 816, a Paddy Power bookmaker, at the northern end. It is not a single consistent terrace of buildings designed together and built at the same time, but nevertheless has a significant degree of consistency and quality, with the majority being Georgian, 18<sup>th</sup> Century buildings of similar neo-classical “townhouse” design, and by virtue of having nearly all of the gaps between buildings later filled in, a continuous building form. It also forms a pivotal role in the urban form of this stretch of the High Road, and helps define a distinct and notable “village centre” of North Tottenham, clustered around the T-junctions with White Hart Lane, opposite the terrace, and Northumberland Park, at the northern end of the terrace, with the High Road. The way Dial House pushes forward from the prevailing building line of most of the rest of the terrace to the pavement edge, combined with a corresponding push forward of three shops opposite, and of the Coach &amp; Horses pub and nos. 867-869 at the northern end to form “gateways” to North Tottenham, contrasting the fine-grained, historic “village centre” with the more modern, larger scaled urban form outside it.</p> <p>This urban contrast is strongest and most dramatic at this site, where the new 60,000 capacity Tottenham Hotspur Football Club Stadium is immediately south of Dial House. At this point the width of the High Road immediately steps out on this side, and will also on the west side when the High Road West Masterplan (of which more below, under “Principles...”) is eventually implemented, with a paved forecourt in front of the stadium and a series of steps and ramps leading up to the higher podium to its sides. A new ticket office and club shop building, Paxton House, tucks into the angular space between the rear of the terrace, the side of the stadium and</p>	

Stakeholder	Comment	Response
	<p>the rear corner of the supermarket. Its irregular triangular plan form establishes frontages facing both the stadium and a yard space behind the terrace, and responding to the rising levels of the stadium podium, this irregular plan form is extended into an irregular, angular elevational form.</p> <p>The final important contextual influence on this site is the approx.10-year old Sainsbury's supermarket. This faces onto Northumberland Park, an important local distributor street which runs east from the High Road at the northern end of Northumberland Terrace. Apart from a shopfront, the whole of its ground floor is car parking, with the supermarket, one of the largest in London, at 1<sup>st</sup> floor. Further floors on top of this, known as Lillywhite House, contain a Further Education college and offices for the football club. They gradually step back from the north side, and are accessed off the stadium podium to its south. However, it presents a blank, white, cladding panel wall to the site, open to the car park at ground level (to provide ventilation), and rising some 4-5 floors equivalent, visible above the roofs of the terrace. At ground level it presents an ill-observed utilitarian range of underused bicycle racks (not being considered secure), services, blank facades and a fire escape stair to the informal yard spaces along the back of Northumberland Terrace, compounded by irregular and out-of-character later additions to the terrace buildings and open aspects onto Northumberland Park to the north. There is also a small free-standing electricity sub-station towards the north-east corner of the site.</p> <p>This project therefore aims to protect and secure the future of the heritage assets, provide vibrant town centre uses across the site, complimentary with the neighbouring football stadium and other neighbours, and tidy up the irregular, dysfunctional space behind the terrace and the unsightly flank to the supermarket building / Lillywhite House.</p> <p><b><u>Masterplan &amp; Principle of Development</u></b></p> <p>The proposals are for employment, cultural, leisure and entertainment uses that would be compatible with both the neighbouring Tottenham Hotspur Football Stadium and the council's ambitions for North Tottenham's emergence as a new town centre. This accords with the adopted Tottenham Area Action Plan (AAP, adopted July 2017 as part of the Local Plan). It also accords with the High Road West Masterplan for the area on the opposite side of the High Road from this site; covering from directly opposite the stadium to north of the North Tottenham local centre, from the High Road west to the Overground railway. This envisages creation of a new town square providing a new pedestrian link from the overground station to the High Road opposite the station, with town centre, public services and entertainment uses around it, residential-led development along the railway edge, and commercial / employment uses focussed around "yard spaces" behind retained buildings along the High Road.</p>	

Stakeholder	Comment	Response
	<p>The proposals also accord with, and bring into a coherent masterplan, works already done, previously planned, and intended to come after this application, for the wider Northumberland Terrace site, that is the whole of the terrace from Dial House (no. 790) to Paddy Power (816), and the whole of the area behind up to the supermarket building, and to bring those into harmony with the two neighbouring masterplans for the development of the stadium itself; the earlier masterplan which only got as far as the supermarket building and the later rethought masterplan that has produced the current stadium, the Tottenham Experience on the High Road to its south and the as yet unbuilt health centre and residential developments to its north-east and south-east.</p> <p>This application encompasses nos. 798 to 808 High Road. Pre-app discussions and design review, at the council's Quality Review Panel (QRP), were held on the basis of the whole site, including the three properties at the southern end, 790 (Dial House)-794, where a similar strategy, of cultural activities in restored heritage buildings with rationalised extensions and landscaping behind, is proposed, but the number of outstanding questions led to the applicants deciding to treat that as a future phase after further pre-application discussion. 790-794 are separated from this application site by no. 796, the Grade II* listed Percy House, which was restored and extended by Spurs in an earlier scheme (HGY/2015/1488) as offices to house their charitable foundation. It forms a model for this application scheme. At the northern end of the terrace, the second to last property is no. 810-12; it forms a semi-detached property with no. 808, which is part of this application. 808-812 are of outstanding heritage significance, early 18<sup>th</sup> century Grade II* listed, and 810-12 were restored 2007-9 by the Haringey Building Preservation Trust, to secure its fabric. There is an unimplemented live planning permission, HGY/2017/1181 by Spurs, which permits its business / community use and an extension to its rear, again, along similar lines to Percy House and to this application. The latter acknowledged the need for the rest of the terrace to follow these along similar lines. Therefore, the approach of this application to restoration of the existing buildings of the terrace and for modest contemporary extensions to them accords with the two permitted (one implemented) schemes at nos. 796 &amp; 810-12 and the masterplan for 760-794.</p> <p>The final property of the block facing the High Road, that also forms the corner of Northumberland Park, is no. 814, is a nineteenth century former bank building, currently a Paddy Power betting shop, and not in the applicant's ownership or considered as part of the masterplan. However, the small, utilitarian, 2 storey red brick building next to it on Northumberland Park is, as is the electricity sub-station next to the supermarket, set back from the street. The proposals replace the brick building and enclose the substation in a modest new three-storey terrace enclosing the central yard space, screening it from the busy traffic of Northumberland Park and giving</p>	

Stakeholder	Comment	Response
	<p>Northumberland Park a continuous active frontage from the High Road to the supermarket entrance, as the ground floor is of shop frontages and an archway through to the yard space behind. This Northumberland Park element of the proposals also forms a continuation of the new build terrace along the east side of the proposals.</p> <p>The new build terrace itself also forms a continuation of a completed development, that of Paxton House, the ticket office and club shop building at the south-eastern corner of the site, that also links it to the Stadium itself. This building, HGY/2016/3310, was approved in 2016 as additional to the Stadium masterplan to fill in a “forgotten” corner between the stadium concourse, the supermarket building / Lillywhite House and the existing Northumberland Terrace group of buildings. Its architectural approach references elements of the Tottenham Experience / Warmington House, part of the stadium development, where a retained Grade II listed Georgian former house has been incorporated into a club shop and museum that also resolves the spatial difference between the open, “fluid” spaces of the stadium concourse and the regular, street facing layout of the High Road, including the level change between the higher parts of the southern concourse and street level, and the angular plan geometry as the curved stadium and stadium concourse meets the straight High Road. The angular plan, level change and contrast in contexts between the steel and glass of the stadium and the brick and render of Warmington House and other buildings along the High Road is picked up in a vertically ribbed, dark grey cast iron cladding between vertical glass slots and angular, raking roof parapet.</p> <p>In Paxton House, these elements were reflected in a similar angular plan form and relationship to the ramp rising to the higher northern concourse of the stadium to is south-east, with vertically ribbed copper cladding containing glass slots more like windows, around the prow of the angular building, sitting over a dark brick base, changing to a buff brick to its north, all with an angular, raking parapet and a set-back, light grey, metal top floor, itself with an angular, raking parapet, and also tucked against the south-west corner of the supermarket building. Therefore the main new-build terrace of the proposals, needing to hide the blank side of the supermarket, enclose and enliven the yard space to the back of the heritage terrace, therefore acts as a diminishing continuation of Paxton House, dropping gradually in height, toning down but continuing it’s jocular, rakish architecture, and curling round to enclose the yard.</p> <p><b><u>Height, Scale, Massing and Density</u></b></p> <p>The height scale, massing and density of the proposals is modest and appropriate to the context. The new terrace continues the job started by Paxton House in mediating between the very large scale of the stadium (and the supermarket building) and the existing retained terrace</p>	

Stakeholder	Comment	Response
	<p>buildings of significant heritage values and of the prevailing context along the High Road. Their height drops from four lofty storeys in Paxton House (top floor set back), through four more modest storeys where it backs onto the supermarket (again with the top storey set back), to three at the northern end, also facing Northumberland Park (once again top storey set back).</p> <p>The height, scale and massing of the majority of the rear extensions to the existing buildings is a very modest single storey, also slimmer in width, in all clearly subsidiary to the significant heritage assets of the listed buildings,</p> <p>The one exception in the extensions to the terrace is that of the proposed performance and entertainment venue at 804-806. This recognises and exploits the different nature of the existing building here, the only building in the terrace (excepting 814) that is <i>not</i> statutorily listed, and the only one (excepting the bookends at either end, 790 &amp; 814) who's building line steps out to the pavement edge. It is also of later date (mid-late 19<sup>th</sup> century), and lower floor levels, with its ground floor approximately at pavement level rather than half a floor (or about 6 steps) above; it can therefore also have level access without ramps. As a building set further forward, its existing rear building line (excluding later extensions) is further back from the yard than the others. It is therefore capable of having a different sort of rear extension, that does not have to avoid hiding the existing building, and can be bolder, bulkier, and house a more substantial internal performance space, a two storey extension, of intermediate height between the modest extensions to the heritage assets and the existing buildings themselves, with a striking façade that acts as a centrepiece for the entire yard space.</p> <p><b><u>Rhythm, Fenestration and Architectural Detailing</u></b></p> <p>There will be a series of distinct and different elements, expressing their different functional and urban roles, and yet acting in harmony together to make a coherent whole and contribute to the surrounding city streets and spaces. The new terrace is detailed as a series of distinct vertical bays, of a similar scale and width to the distinct original houses of the historic terrace, generally of three or five window width, or of the infills of the terrace, generally of 2 windows' width.</p> <p>In contrast to the strongly orderly existing High Road frontages to the historic terrace, where the original houses generally have a four-square symmetry or pairing, with either a central door and two windows either side or they are a pair with a door to each side and two windows width to each pair, their rears are generally less orderly, with staircase windows at intermediate heights and occasional variations to symmetrical composition. Reflecting this, the proposed extensions evade symmetry, making their identity that of the single house extended in the case of symmetrical pairs,</p>	

Stakeholder	Comment	Response
	<p>and in the four-square houses with their wings, stressing one side or another. Similarly, the new terrace, whilst reflecting the rhythm of units or bays, evades symmetry within those bays to stress they contemporaneity and greater, more playful irregularity.</p> <p>Architectural detailing of the extensions to the heritage buildings is simple and made up of a limited palette of brick, metal and glass, with bricks chosen to be distinct and different to the existing building and glass designed to reveal the gaps between existing and extension and lighten their appearance. Flat roofs are designed to appear slender and a palette of different metallic tones are designed to be subtly different across the masterplan, with the potentially bulky appearing metal clad box of the centrepiece performance space behind 804-4 in a lightened metal with glass elements, including widened glass balustrade elements, to add to its visual lightness.</p> <p><b><u>Landscaping and Public Realm</u></b></p> <p>The proposals promise to create a lively and engaging new street, the yard space, between the extensions to the heritage buildings and the new terrace, open to the stadium concourse, yet perceived as separated by the gateway effect of the extensions tightening the mouth at its southern end (which will also contain the ability to be physically gated), more separated form but still permeable to Northumberland Park to its north, through the proposed archway (which can also be gated), and accessible from the High Road through the existing arch between 798 &amp; 800 (also directly opposite the junction with White Hart Lane, so, keyed into the wider street network). The gates themselves have been designed to securely and legibly define public and private indifferent opening conditions, when the yard space is open or closed, and the key gating and screening to the open areas for ventilation and secure cycle storage along parts of the base of the new terrace, screening the open parts of the car park to the supermarket / Lillywhite House.</p> <p>The buildings of the terrace will also have a dual relationship to the public realm; a more formal <i>front door</i> to the High Road, accessed through a front garden in every case except the entertainment venue at 804-6, and a more informal <i>back door</i> onto the yard, generally via a landscaped buffer, used to resolve level differences. This is also an important function of the yard space, as the mostly Georgian heritage buildings have a characteristic raised ground floor, with ornamental steps to their front doors, which would not be accessible to the disabled. Otherwise, levels are carefully designed to ensure a seamless flow along the main public routes of apparently level ground, with the actual fall in levels barely noticeable.</p> <p>The yard is enlivened with active functions from the centrepiece performance space and retail units strategically positioned around the new build terrace, as well as each entrance / reception to</p>	

Stakeholder	Comment	Response
	<p>the office spaces of the terrace upper floors and existing terrace uses visible too, to ensure life around its edges. More importantly, the yard is designed to accommodate a lively street life, with the central areas, between the planted buffers to the listed buildings and particularly around the central space beside the performance box, designed to host street markets, outdoor performances and festivals. Planters, seating, lighting and provision of power points are designed in to support this, with particular care having been given to lighting design to provide good levels along key circulation, a bold installation of columns to create flexible events lighting around the central space and unobtrusive highlight lighting elsewhere.</p> <p><b><u>Daylight and Sunlight</u></b></p> <p>Of relevance to this section, Haringey policy in the DM DPD DM1 requires that:</p> <p><i>“...D Development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours. The council will support proposals that:</i></p> <ol style="list-style-type: none"> <li><i>a. Provide appropriate sunlight, daylight and open aspects (including private amenity spaces where required) to all parts of the development and adjacent buildings and land;</i></li> <li><i>b. 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 residents of the development...”</i> <p>The applicants provided Daylight and Sunlight Report on their proposals and of the effect of their proposals on neighbouring dwellings. These have been prepared fully in accordance with council policy following the methods explained in the Building Research Establishment’s publication “Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice” (2nd Edition, Littlefair, 2011), known as “The BRE Guide”.</p> <p>There are virtually no existing residences within the area of effected by this development, only the flat above the Paddy Power bookmakers at no. 914 High Road. Furthermore, there are no proposed residences in the proposed development. Nevertheless, the applicants have assessed the daylight and sunlight effect of their proposals on all the retained existing buildings in the development and neighbouring, as well as the levels achieved in the proposed development. This is valid as the policy quoted above does not distinguish between residential and non-residential users and neighbours and the BRE Guide notes that some workers have an equally valid expectation of natural light as residents, depending on the sort of work being carried out; in particular, office workers and creators of visual arts would want good daylight (although probably not sunlight), and external amenity space needs sunlight whatever the user.</p> </li></ol>	



Stakeholder	Comment	Response
	<p>The assessment finds that the impact of the development on the rear windows of the existing neighbouring residential property, 814 is generally harmful for daylight, but their street facing windows are not harmed and they lose no noticeable sunlight. They further note that the affected windows are thought to be to ancillary rooms, not habitable rooms. This would seem like a reasonable assumption given that they currently look onto a narrow gap of only about a metre onto the existing red brick building on Northumberland Park, to be replaced by a new building of only one floor higher, and that their existing daylight levels are already well below the minimum recommended Vertical Sky Component. It seems likely that this flat gets most of its daylight from its large windows on its north and west sides facing the street.</p> <p>The applicant's assessment finds the daylight and sunlight levels to both the retained existing and proposed buildings within the development to be generally good, providing good task lighting conditions for office and visual arts purposes. The occasional exceptions are to ground and lower ground floor windows in some of the existing buildings, which are planned to be for ancillary uses or for work not requiring daylight, such as music recording, and to some flank windows to spaces that will be well lit by other windows.</p> <p>Unfortunately, no assessments were made of the outdoor amenity spaces. Nevertheless, it is considered unlikely that the sunlight levels to this space will be poor, as it is a long, south facing space, with only modest height buildings to its immediate west. It is considered likely it will get several hours of sunlight in the middle of the day and early afternoon, with late afternoon sun hitting the new terrace, as is noted in the applicant's architects Design and Access Statement.</p>	
Drainage	<p>The site is in CDA_61, and is less than a hectare, a flood risk assessment was not required for this proposed development, however, the applicant has supplied a separate FRA, and the site falls within flood zone 1, which has a low risk of flooding from rivers or tidal surges, the flood risk comes from surface water flooding during intense rainfall events.</p> <p>Based on the information supplied, the existing drainage system will require a CCTV, survey carried out to determine the condition of the drainage and whether connection can be made on the existing network and enough capacity to receive the surface water from the proposed development. Thames Water, will need to consent to any proposed connection to their network.</p> <p>The run off rate from the site will be 3 x greenfield rate, this equates to 5.4 l/s based on existing rates this will be a betterment of 95%.</p>	

Stakeholder	Comment	Response
	<p>The SuDs, hierarchy has been referenced in the strategy and the chosen solution is an underground attenuation tank, consideration was given to include green roofs and rain water harvesting that are at the top of the SuDS, hierarchy, but after further investigation the applicant has not included these and has provided comments to justify this.</p> <p>We welcome the inclusion of the rain gardens and tree pits these will provide additional drainage and biodiversity benefits to the site. Water butts could also be included the rainwater collected can be used for irrigation purposes of the soft landscaping.</p> <p>A management maintenance plan will be required and details of who will be responsible to ensure the system is functioning effectively, this must be in place for the lifetime of the development.</p> <p>The LLFA, has no concerns with the drainage strategy that has been provided for this proposed development.</p>	
Economic Development	No response.	
Pollution	No objection to the proposed development in relation to air quality and land contamination, subject to conditions and an informative addressing the following: Land Contamination, Unexpected Contamination, Non-Road Mobile Machinery, Combustion and Energy Plan, Demolition/Construction Environmental Management Plan and Asbestos Survey (informative)	The recommended planning conditions and informatives address these issues.
Tottenham Regeneration	<p>The design proposals are generally well received and successfully addresses a number of tricky site constraints to create a well activated new public square which improves the setting of a number of heritage assets.</p> <p><u>Proposed use.</u> The concept of culture quarter is supported and aligns well with the Local Plan aspirations, and the awareness of the local breadth of talent and creative energy is welcomed. In general, the Regeneration Service supports the range of land uses on the basis of their contribution to the health of the town centre, opportunities for sustainable and quality employment for local people and contributing to the local character and community cohesion in the area. However, as the Performance Space Feasibility Study included within the application highlights, it is estimated that 30% of small gig venues have closed in the last decade, and initial analysis demonstrates that this sector has been particularly hard hit by the current COVID crisis, and the next steps will be crucial for the recovery and renewal of these businesses. As such, further</p>	Discussed within the body of the report

Stakeholder	Comment	Response
	<p>information is needed to demonstrate that the proposed music focus remains viable in the post COVID climate, and supports and complements rather than competes with existing local cultural infrastructure across the surrounding area through their recovery. This should include future proposals, particularly proposals at High Road West but also other proposals such as the leisure land uses proposed at Meridian Water. A Leisure Demand Study should demonstrate the sustainability of the proposed land uses and facilities, including their relationship to the business plan in relation to the wider stadium complex. As a proposal, the applicant should further explore securing an anchor tenant / delivery partner from the outset to optimise the mutual benefit gained through this in terms of design input and ensuring established gravitas for the new music venue. This would also enable the applicant to further explore non-performance music uses to support this such as good quality/professional rehearsal space which is incredibly limited in the borough at present.</p> <p><u>Transport accessibility.</u> The application draws reference from a number of cultural hubs across London, including King Cross and Shoreditch. A notable difference between these precedents and the proposal is transport accessibility, with the site being served by several bus routes, Overground services from WHL and Network Rail services from Northumberland Park, but no tube link. Given the focus on the night-time economy, it needs to be understood what physical enhancements and management measures will be put in place, and how operation would work alongside stadium events to create a premier leisure destination.</p> <p><u>Community access and engagement.</u> The statement of community engagement fails to provide details of engagement with the surrounding residential community, community groups, schools and youth provision, particularly related to the north Tottenham area. The community are an integral part of any successful regeneration project and a summary of community and resident engagement should be provided, outlining how community feedback has informed the development of the proposal in terms of design and access. Free access for schools and local groups alongside preferential hire rates for local organisations and musicians must be explored to ensure the scheme supports and harnesses the borough's talent and support that talent's journey from grassroots to notoriety, and the applicant should explore actively supporting a number of music or creative sector specific activities in borough as part of the offer. Alongside this we would welcome the applicant identifying a suitable creative youth engagement/support organisation to help realise these ambitions from the outset. An affiliation prior to commencement would be advantageous in ensuring that the community buy into the scheme from the outset; that young people in particular could be involved in the build process and plan to be a part of its future.</p>	

Stakeholder	Comment	Response
	<p><u>Employment &amp; Skills</u>. The regeneration statement outlines the benefits of the scheme, including a number of employment opportunities generated. There is a wealth of talent in the local area and a great demand for opportunities for training and employment. 1656 people are on Universal Credit for unemployment related reasons in Northumberland Park, this is the largest figure of all wards in the borough. Proportions of residents with no qualifications is also almost double the Haringey average at 25.3% and yet business growth is high in north Tottenham at between 19% - 27% (Companies House, 2019). Further information is required on how the economic benefits generated will support the local Haringey community, for example through pathways to employment, community access to facilities, opportunities for young people and local supply chain. The applicant should set out how they will maximise opportunities for the borough's food and beverage providers and entrepreneurs, for example by promoting these businesses to the applicant's wider audience through leasing space to local businesses and prioritising local producers (such as the borough's many breweries) within the supply chain. It's critical the cultural quarter works to meets the challenge and commits to providing pathways that support local Haringey residents to access industries that can be closed off, including opportunities linked to the wider music sector through a rounded approach to wider skills that could be developed into meaningful sustainable careers.</p> <p>The end use does not provide enough detail on supporting those furthest from the labour market to access work. Many of the jobs created in the industry require higher level technical skills. In Northumberland Park, the proportion of residents with qualifications at level 3 or higher is the lowest of all Haringey wards, meaning residents, and especially young people, could miss out on the opportunities presented by this application. The application would benefit from a proposal for providing creative pathways for young people, with early engagement of a creative college for delivering this. This should be a key focus for any partnership with an anchor institute for the recording studio. Local opportunities must not be limited to the construction phase, and we encourage the applicant to use levers with end use tenants to secure level 3 and level 4 apprenticeships in music technology, content, events and marketing.</p> <p>The creative sector has a powerful impact on Haringey's economy and contributes significantly to the borough's jobs base. Pre Covid19, employment in the sector was up 25%, growing at a faster rate in Haringey than the London average. However, this sector has been disproportionately impacted by Coronavirus, lockdown measures and the ongoing need for social distancing. We therefore welcome a cultural quarter which can support recovery of a critical growth sector, subject to stronger proposals for local pathways into end use jobs.</p>	

Stakeholder	Comment	Response
	<p>The application should note all reference to local people should relate to those living in Haringey borough, not using a definition of local as a radius from the site which may include neighbouring boroughs.</p>	
<p>Transportation</p>	<p><u>Access Arrangements.</u> This site currently has three existing crossovers off the public Highway, two off the High Road, and one on Northumberland Park (which is not currently in use).</p> <p>The southernmost of the accesses/crossovers (between Nos. 798/800 High Road) enables access to a small courtyard area that accommodates around 15 vehicles. It is on the White Hart Lane/High Road signalised junction but is not signal controlled. The northernmost off the High Road (adjacent to the Co-op Funeral Director) also leads to a small courtyard area able to accommodate around 8 vehicles. The existing crossover on Northumberland Park is adjacent to the crossover and paved area for the substation adjacent to the Sainsburys store.</p> <p>The development is proposed as a car free site, with physical access enabled and permitted only for visiting delivery and service vehicles and for refuse and recycling collections. It is proposed that the majority of vehicles will enter via Paxton Place at the southern end of the site, with a one-way northbound arrangement within the site, and exit onto Northumberland Park. Paxton Place is to the immediate south of this site, and already in place from the stadium redevelopment, accessed directly off the High Road.</p> <p>Inbound vehicles will also still be able to access via the existing access off the High Road at the High Road signalised junction with White Hart Lane. This does mean that one of the crossovers off Tottenham High Road (adjacent to the funeral directors) will be able to be reinstated, and the physical works to do this will be able to be covered by the development Section 278 Agreement or similar with the applicant meeting all of the Highway Authority costs.</p> <p>It is detailed that the accesses will be gated, the arrangements for these must be so that any vehicles waiting to enter or leave do not wait on the public highway, all vehicles accessing must be able to wait without overhanging the footway. It appears that the gates are set well back from the rear edge of the footway, however details for these gates and the layouts proposed can be covered by condition.</p> <p>The access to be retained off the High Road has a 3.4m height restriction. This will enable fire appliance access but not standard Council refuse/recycling collection vehicles. The submission does refer to arrangements to be made for an alternative type of vehicle to pick up waste and</p>	<p>The recommended planning conditions and s106 planning obligations pick up all of the requested issue.</p>

Stakeholder	Comment	Response
	<p>recycling, this has not been specified, and that can be done within the final Delivery and Servicing Plan.</p> <p>Cyclists will be able to access the site via High Road, Northumberland Park and Paxton Place. Pedestrians will also access the site via High Road, Northumberland Park and Paxton Place, and the internal space is designed as a pedestrian focused space, facilitating safe and convenient pedestrian movements through the area.</p> <p>The existing access onto the High Road, adjacent to the Funeral Undertakers will be permanently closed off as part of the development. Via the S278 Agreement, this crossover can be reinstated and a full height kerb and footway re provided, which will make an improvement to the pedestrian environment at this location along the High Road. Likewise, any changes needed to the Northumberland Park crossover can be covered by the S278.</p> <p><u>Trip Generation.</u> The land uses will provide up to 5,995m<sup>2</sup> of floorspace. Although the final land use allocation has not been defined, trip rates have been extracted for a B1 office use considered as a proxy for the trip characteristics for the flexible and creative land uses expected. This assumes a 'worst case' basis as commented by the applicant.</p> <p>The applicant's trip generation summary is shown in the table below;</p>	

Stakeholder	Comment	Response																																																																																																																			
	<table border="1" data-bbox="432 161 1547 738"> <thead> <tr> <th rowspan="3"></th> <th colspan="6">AM Peak</th> <th colspan="6">PM Peak</th> </tr> <tr> <th colspan="3">Trip Rate</th> <th colspan="3">Trip Generation (5955m<sup>2</sup>)</th> <th colspan="3">Trip Rate</th> <th colspan="3">Trip Generation (5955m<sup>2</sup>)</th> </tr> <tr> <th>Arr</th> <th>Dep</th> <th>Total</th> <th>Arr</th> <th>Dep</th> <th>Total</th> <th>Arr</th> <th>Dep</th> <th>Total</th> <th>Arr</th> <th>Dep</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Total People</td> <td>2.073</td> <td>0.123</td> <td>2.196</td> <td>123</td> <td>7</td> <td>130</td> <td>0.177</td> <td>1.962</td> <td>2.139</td> <td>11</td> <td>117</td> <td>128</td> </tr> <tr> <td>Vehicles</td> <td>0.128</td> <td>0.041</td> <td>0.169</td> <td>8</td> <td>2</td> <td>10</td> <td>0.041</td> <td>0.107</td> <td>0.148</td> <td>2</td> <td>6</td> <td>9</td> </tr> <tr> <td>Pedestrians</td> <td>0.255</td> <td>0.062</td> <td>0.317</td> <td>15</td> <td>4</td> <td>19</td> <td>0.082</td> <td>0.374</td> <td>0.456</td> <td>5</td> <td>22</td> <td>27</td> </tr> <tr> <td>Cycles</td> <td>0.082</td> <td>0.000</td> <td>0.082</td> <td>5</td> <td>0</td> <td>5</td> <td>0.000</td> <td>0.091</td> <td>0.091</td> <td>0</td> <td>5</td> <td>5</td> </tr> <tr> <td>Bus</td> <td>0.313</td> <td>0.012</td> <td>0.325</td> <td>19</td> <td>1</td> <td>20</td> <td>0.016</td> <td>0.296</td> <td>0.312</td> <td>1</td> <td>18</td> <td>19</td> </tr> <tr> <td>Rail</td> <td>1.267</td> <td>0.012</td> <td>1.279</td> <td>75</td> <td>1</td> <td>76</td> <td>0.037</td> <td>1.045</td> <td>0.182</td> <td>2</td> <td>62</td> <td>64</td> </tr> </tbody> </table> <p data-bbox="770 743 1178 767" style="text-align: center;"><b>Table 6.2 Trip Generation – B1 Office</b></p> <p data-bbox="394 799 1738 868">The trip generation exercise predicts that there will be 8 vehicle arrivals and 2 departures in the AM peak period (busiest of the two) along with 19 arrivals by bus, and 75 by rail.</p> <p data-bbox="394 911 1771 979">It is assumed these are the peak hour periods, TfL normally require sight of the 3 hours periods in the AM and PM peaks.</p> <p data-bbox="394 1023 1787 1238">There is an existing use at the site, which is of course a trip generator, however there has been no details provided of the quantum of trips from the existing floor space/user. This in itself is not an issue, given the low number of vehicle trips predicted with this development, when considering the capacity and operation of the highway Network. The absolute numbers of peak trips on rail and bus services are not expected to create any network capacity implications however TfL will need to provide their comments with respect to this.</p> <p data-bbox="394 1281 1787 1425">Part of the proposed development is a recording studio and performance space with a capacity of 120 seated/300 standing at ground floor, and 60 seated at first floor. In terms of trips, it is expected that these will primarily be on evenings to live events and functions, however there could also be community and educational uses during the working day.</p>		AM Peak						PM Peak						Trip Rate			Trip Generation (5955m <sup>2</sup> )			Trip Rate			Trip Generation (5955m <sup>2</sup> )			Arr	Dep	Total	Arr	Dep	Total	Arr	Dep	Total	Arr	Dep	Total	Total People	2.073	0.123	2.196	123	7	130	0.177	1.962	2.139	11	117	128	Vehicles	0.128	0.041	0.169	8	2	10	0.041	0.107	0.148	2	6	9	Pedestrians	0.255	0.062	0.317	15	4	19	0.082	0.374	0.456	5	22	27	Cycles	0.082	0.000	0.082	5	0	5	0.000	0.091	0.091	0	5	5	Bus	0.313	0.012	0.325	19	1	20	0.016	0.296	0.312	1	18	19	Rail	1.267	0.012	1.279	75	1	76	0.037	1.045	0.182	2	62	64	
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Stakeholder	Comment	Response
	<p>The Travel Plan will need to consider the arrangements, impacts and appropriate management arrangements with respect to events to minimise transportation and parking impacts.</p> <p><u>Car parking.</u> The development is proposed as a car free development. There is no residential component to the development.</p> <p>The first observation with respect to parking is that there are currently 23 spaces in use in the off-street space behind Nos. 798 - 808. It is not completely clear who uses these spaces at present, there is a consideration with respect to whether some of these demands will migrate to on street spaces. Any associated with the existing residential units should not be an issue given there is no residential component to this development.</p> <p>The TA doesn't include any parking stress surveys or analysis of this, first thoughts are that the opportunities within the 200m walk distance for on street parking are relatively limited, there are some side streets to the western side of the High Road, and Northumberland Park.</p> <p>The applicant has provided some additional commentary on this and referenced relocating parking for some of the displaced existing users, but not offered any detail beyond that statement.</p> <p>To address the above, it will be appropriate for this development to be a permit free/car free development, with no ability for occupiers to obtain Business parking permits for this CPZ. The applicant will need to enter into the appropriate planning agreement and meet the associated costs (£4000).</p> <p>With respect to the provision of blue badge parking, it is proposed to allocate two spaces for this development in the adjacent Lilywhite House car park, within which the TA detail the club controls 30 spaces for club related activities and match days. Apparently only 22 permits have been granted for these spaces, so their full capacity of 30 spaces is not fully utilised at present.</p> <p>Within the TA it is detailed that the two spaces are located close to the Paxton Square entrance to the development, and there is an accessible at grade walk route to this development from them. The walk distance to the southern end of this development is approximately 75 metres.</p> <p>Given that there are still 6 unallocated spaces within the club's 30 spaces, it is suggested that the ability to provide more blue badge parking for this development be included via a mechanism for</p>	



Stakeholder	Comment	Response
	<p>adding to the two spaces be put in place, using a parking management/ allocation plan. The mechanism for this can be detailed in the plan, which can be covered by condition.</p> <p>The Parking Management Plan can also include details of alternate proposed provision for any existing parking displaced by the development.</p> <p><u>Cycle parking.</u> It is detailed within the TA that this development will provide a total of 223 cycle parking spaces. 158 of these spaces are to replace the existing spaces provided for current users in the Tottenham Academy of Excellence, Lilywhite House, Paxton House, Skywalk, The Tottenham Experience and Minor Event Day staff.</p> <p>The remaining 66 spaces are for this development. The quantum for this development has been derived from the new floor space of 3,133 sqm, and is based on the provision required for B1 floor space (the exact space for different use classes is yet to be confirmed, the use of B1 for the cycle parking ensures the highest provision of the potential use classes). The requirements for the new floor space (B1) are 42 long stay and 13 short stay spaces and 66 are to be provided.</p> <p>Some more detailed information has been provided by the applicant with respect to the system intending to be used, and scaled drawings showing the manufacturer's installation specification can be met, along with dimensions of the store rooms and headroom.</p> <p>The cycle parking stores are located to the eastern side of the development, and these will contain two tier cycle parking units plus a provision of Sheffield stands to accommodate larger cycles. There is also reference to 12 short stay space located within the open area of the development. The northernmost pair of the cycle parking stores will be for this development and the other two to the south will be for the provided cycle parking.</p> <p>Key fob security/access control is proposed for the cycle parking stores, and it appears that sufficient width of doorways and spacing between banks of cycle racks will be provided in the cycle parking stores (2.5m is the minimum requirement behind two tier cycle racks)</p> <p>The recently provided details also confirm that there will be 20 lockers in the development for cyclists plus changing rooms.</p> <p><u>Delivery and servicing arrangements.</u> All delivery and servicing demands need to be met within the site and off of the public highway and this is what has been proposed with this development.</p>	

Stakeholder	Comment	Response
	<p>Vehicles will access either from the southern end of the site from Caxton Place or from the retained vehicle access from Tottenham High Road between Nos. 798/800. There are 5 set down spaces proposed for the central open space to the development.</p> <p>Swept path plots have been provided for a 7.5 tonne truck and these appear satisfactory.</p> <p>The TA references that deliveries to the site will be coordinated to arrive outside of peak morning and evening traffic periods where possible. It also comments that the nature of the occupiers on site as a Creative Quarter will tend to attract more deliveries by vans rather than by large vehicles.</p> <p>The TA comments that typical dwell times for delivery vehicles are expected to be for between 10 and 30 minutes, generally towards the shorter of these durations, and that around 10 service vehicles will access the site in the busiest hour and around 5 vehicles per hour in the off-peak periods. Therefore, the 5 set down/dwell spaces in the central open area should be able to accommodate the predicted service demands and associated dwell times.</p> <p>With regards to refuse and recycling collections, the low headroom restriction of 3.4m means that a standard Council type refuse collection vehicle will not be able to access (4/75m vehicle height). Therefore, the facilities management company will need to engage a refuse collection operator with a smaller than standard refuse collection vehicle of which there are numerous vehicle types available. The vehicles type has not been confirmed. It is proposed that there will be two collections each week for refuse and two for recycling.</p> <p>Haringey's waste team will need to confirm whether the proposed storage capacities are sufficient for the frequencies of collection referred to in the TA.</p> <p>Overall, a Delivery and Servicing Plan will be required to finalise the proposed details and arrangements for the development, this can include the options for refuse and recycling collection vehicles that will service the development. This can be covered by condition.</p> <p><u>Travel Plan</u>. There is a draft of a Framework Travel Plan for the development submitted with the application, this is overall fine in terms of the proposed scope and content, the objectives of it and the intended management of it. The approach proposed is for the framework to be an overarching policy and oversight document, that will include the survey and mode share information. The tenants/occupiers will be required to provide their 'occupier' travel plans which will be unit specific</p>	

Stakeholder	Comment	Response
	<p>and include the measures and actions that they will be employing to contribute towards achieving the wider travel plan objectives and mode share targets.</p> <p>Overall, the approach proposed and content provided so far are fine, and a refreshed version of the Framework TP can be worked up in the normal manner upon completion of the first occupier travel mode survey to agree suitable mode share targets for the development.</p> <p>Of particular interested will be the occupier travel plan for the live music venue, this has the potential to attract a proportionally high number of visits and sight of this occupier TP will be sought.</p> <p>It is noted that the expectation is for a travel plan life of ten years rather than the initial five, and taking this into account it is appropriate for the developer to may a payment for a travel plan monitoring fee of £4000.</p> <p><u>Construction Management Plan.</u> A skeleton draft of a Construction Management Plan has been included in the application, this is an outline preliminary version, that has key facts and some detail, but it is noted that it cannot be updated to a detailed draft until a contractor is appointed.</p> <p>From the transportation perspective, the following is noted: An 18 month build out/programme is expected: Peak hours movements will be minimised as much as possible, smaller construction vehicles will be utilised to avoid the necessity for any reversing movements on the highway; a one way through route inbound from the High Road and out onto Northumberland Park will be utilised for construction vehicles.</p> <p>The principles and details submitted are fine, prior to commencement of the works, a fully detailed CMP/CLP will be required, and this can be covered by condition. This will need to include the following;</p> <ul style="list-style-type: none"> <li>• Detailed programme and phasing of the works</li> <li>• Types and sizes of construction vehicles servicing the works</li> <li>• Weekly breakdowns of vehicles and well times</li> <li>• Arrangements for slot booking to ensure no vehicles wait on the highway</li> <li>• Vehicle arrivals and departures to be times to avoid peak periods, the exact period/durations will be determined by Haringey Network Management Officers.</li> </ul>	

Stakeholder	Comment	Response
	<ul style="list-style-type: none"> <li>• The CLP must take into consideration other sites being developed locally and where possible coordinate movements to and implement also measures to safeguard and maintain the operation of the local highway network.</li> <li>• Following on from above participation in the local network Traffic Management groups where all developers and contractors liaise with Haringey Officers will be required, along with payment of a CMP/CLP Monitoring fee of £4000 to cover Officer time associated with oversight of the build out on the Highway Network.</li> </ul> <p><u>Summary.</u> This application is for redevelopment of 798 – 808 High Road Tottenham, and includes alterations and extensions to the existing buildings fronting Tottenham High Road, plus erection of a new ‘L’ shaped building to the eastern side of the plot. In total, there will be an uplift in floor area of 3313 sqm to bring the total at the site to 5280 sqm, along with the creation of an internal shared surface type area to the development. The development is proposed as a car free development. There will be access changes compared to existing with one highway access off The High Road able to be reinstated, and a through route provided for service and delivery vehicles from the southern end of the development (Caxton Place/High Road) exiting onto Northumberland Park.</p> <p>The predicted peak hour arrivals and departures by vehicles are not considered to create any adverse impacts or concerns with respect to the highway, neither are the public transport trips on public transport networks.</p> <p>Two blue badge parking spaces are proposed for location within the adjacent car park, whilst this meets London Plan requirements, as there are unallocated spaces, it is suggested that the ability to provide additional blue badge spaces is provided, via a Parking Management Plan. This can be covered by condition.</p> <p>Cycle parking is proposed to meet the numerical requirements of the forthcoming/draft London Plan for this development, along with relocated cycle parking associated with the existing users at the site. A total of 224 spaces is proposed. Full details of the proposed arrangements and store areas is required to confirm that the manufacturer’s installation specifications are met and to ensure that the cycle parking is both attractive and easy to use. Again, this can be covered by condition.</p> <p>The proposed delivery and servicing arrangements are acceptable, and provision of a Delivery and Servicing Plan to clarify arrangements for refuse and recycling collections will be appropriate.</p>	

Stakeholder	Comment	Response
	<p>Draft Travel and Construction Logistics Plans accompany the application and these are considered acceptable in principle, however they will need to be fully worked up prior to commencement of the development.</p> <p>Overall, the application is considered acceptable to transportation subject to the following conditions and S106 items;</p> <p>Conditions</p> <ul style="list-style-type: none"> <li>• Cycle Parking details for visitor and long stay cycle parking</li> <li>• Delivery and Servicing Plan</li> <li>• Travel Plan Including Event Plan for Venue and £4000 travel plan monitoring fee</li> <li>• Construction Logistics Plan and Monitoring fee of £4000</li> <li>• Parking Management Plan</li> </ul> <p>S106</p> <ul style="list-style-type: none"> <li>• Development to be CPZ Permit Free (No Business Permits)</li> <li>• S278 agreement for Highway Changes</li> </ul>	
Waste	<p>Any Commercial enterprise must arrange for a scheduled waste collection with a Commercial Waste Contractor.</p> <p>The business owner will need to ensure that they have a cleansing schedule in place and that all waste is always contained.</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. 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 above planning application has been given a RAG traffic light status of N/A for waste storage and collection.</p>	Noted – addressed in report.

Stakeholder	Comment	Response
Historic England	<p>On the basis of the information available to date, we do not wish to offer any comments. We suggest that this application should be determined in accordance with national and local policy guidance and that you seek the views of your specialist conservation adviser.</p> <p>Historic England has drafted the necessary letter of authorisation (attached) for your authority to determine the application as you see fit and referred the case to the National Planning Casework Unit (NPCU). The LPA will be able to issue a formal decision once NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them.</p>	Noted
Historic England (GLAAS)	<p>The planning application lies in an area of archaeological interest. The site faces the Roman road and has been occupied since at least the seventeenth century. Works may expose early evidence of the area's development.</p> <p>Recommend a specific condition to secure a Written Scheme of Investigation.</p>	Recommended planning condition picks up on this issue.
Metropolitan Police (DOCO)	No objection in principle, subject to suitably worded planning conditions.	See recommended planning condition.
Thames Water	<p><u>Waste Comments.</u> Thames Water would advise that with regard to SURFACE WATER network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Water Comments. The proposed development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission. 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 water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if</p>	Recommended conditions and informatives pick up on these issues.

Stakeholder	Comment	Response
	<p>you're considering working above or near our pipes or other structures. <a href="https://developers.thameswater.co.uk/Developing-a-largesite/">https://developers.thameswater.co.uk/Developing-a-largesite/</a> Planning-your-development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email:developer.services@thameswater.co.uk</p> <p>There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes</a></p> <p>If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at <a href="https://thameswater.co.uk/buildingwater">thameswater.co.uk/buildingwater</a>.</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	
Transport for London	<p>A PERS audit undertaken in 2015 is included within the Transport Assessment (TA) however TfL requests the applicant undertakes an Active Travel Zone (ATZ) assessment in line with our updated planning applications guidance. TfL's ATZ guidance is available here: <a href="http://content.tfl.gov.uk/atz-assessment-instructions.pdf">http://content.tfl.gov.uk/atz-assessment-instructions.pdf</a>. The ATZ assessment should examine barriers to active travel as well as measures to overcome them in line with policy T2 (Healthy Streets) of the Intend to Publish London Plan. This should be undertaken and shared with TfL for review prior to the application being determined by the Council. TfL may seek developer contributions towards improvements identified in the ATZ assessment in line with policy T4 (Assessing and mitigating transport impacts) of the Intend to Publish London Plan.</p>	Discussed in the body of the report.

Stakeholder	Comment	Response
	<p>TfL is satisfied with the level of cycle parking proposed exceeding the minimum requirements set out in table 10.2 (Minimum cycle parking standards) of the Intend to Publish London Plan. However long stay cycle parking is proposed as a mixture of two-tier racks and vertical stacking racks. Vertical stacking racks are not supported and this does not comply with TfL's London Cycling Design Standard (LCDS) guidance (available at: <a href="http://content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf">http://content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf</a>) and must be amended prior to the application being determined by the Council. Specifically, a proportion of long stay cycle parking should be provided as Sheffield stands as they are accessible for all in line with section 8.2.1 of TfL's LCDS guidance. TfL requests the applicant confirms through labelled scale drawings of the long stay cycle parking proposed that a minimum aisle width of 2500mm is provided beyond the lowered frame of the two-tier racks in line with section 8.2.6 (Two-tier stands) of the LCDS. The spacing between enlarged bays for the adapted/larger cycles should comply with figure 8.1 (Recommended cycle parking space requirements) of the LCDS.</p> <p>TfL is satisfied with the delivery and servicing arrangement proposed.</p> <p>The development proposed is car free which is supported in line with policy T6 (Car parking) of the Intend to Publish London Plan. 2 disabled parking bays will be provided which is supported in line with policy T6.5 (non-residential disabled persons parking).</p> <p>A Construction Logistics Plan (CLP) produced in line with TfL guidance should be secured by condition and discharged in consultation with TfL in line with policy T7 (Deliveries, servicing and construction) of the Intend to Publish London Plan.</p>	

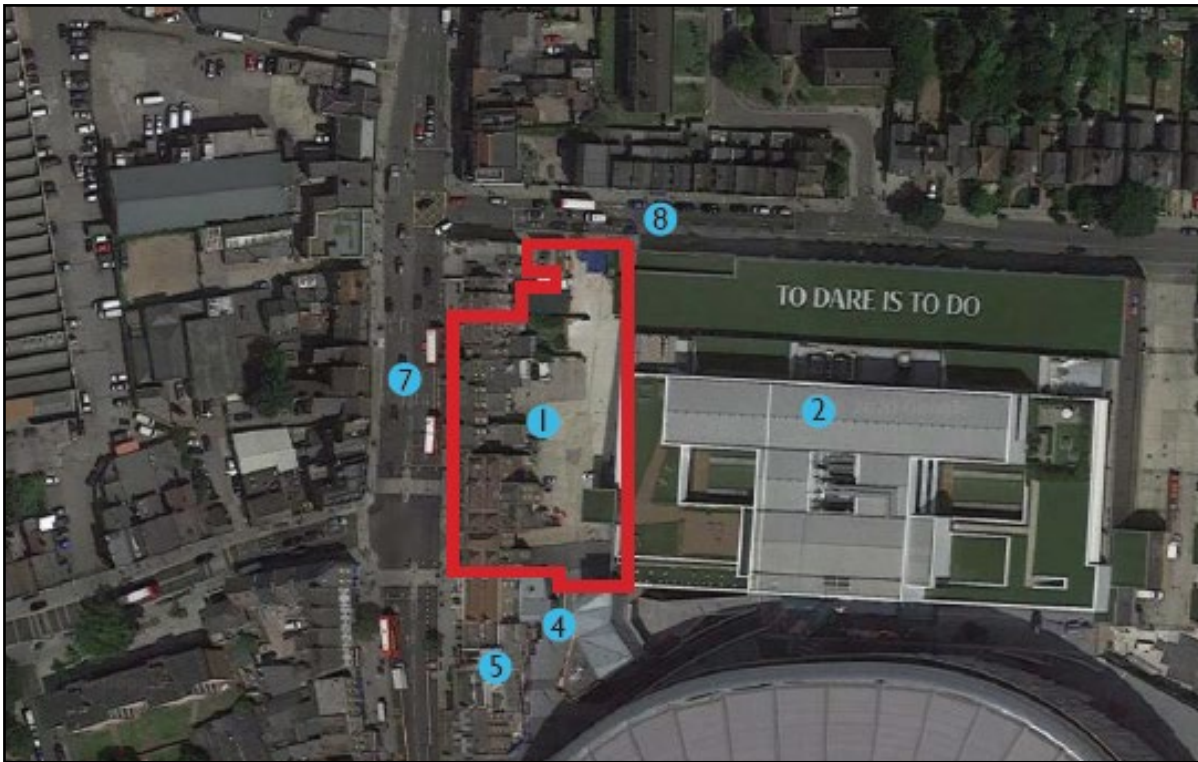


## Appendix 6 Internal and External Consultee Representations

Commentator	Comment	Response
84 Bruce Castle Road	Comments: Apparently as the result of a deal between the council and Spurs, last year air quality monitoring equipment was sited in front of 808 High Road. It is unbelievable that the council's planners agreed to the installation of this unsightly equipment within the curtilage of a listed building. When granting permission for this, Spurs latest development please make it a condition the equipment is removed. If it needs to be reinstated elsewhere, there is plenty of kerbside space in front of the stadium where a row of heritage buildings has been demolished.	The monitoring unit has been installed on a temporary basis in accordance with the approved Stadium Development Air Quality Monitoring Plan (November 2018). A recommended informative will help to ensure that this is removed when it is no longer needed.
Cllr Bevan	Subject to the input from English Heritage and LBH Conservation Officer and the uptake of their comments and observations, I have no other concerns.	Detailed proposals have been revised following comments by the LBH Conservation Officer.

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Appendix 7 – Images of the site and proposed scheme



The site in red (Nos. 810-814 and Northumberland Park to north, Lillywhite House to east, Paxton Building and No796 to south and High Road to west)



Images of the existing rear yard

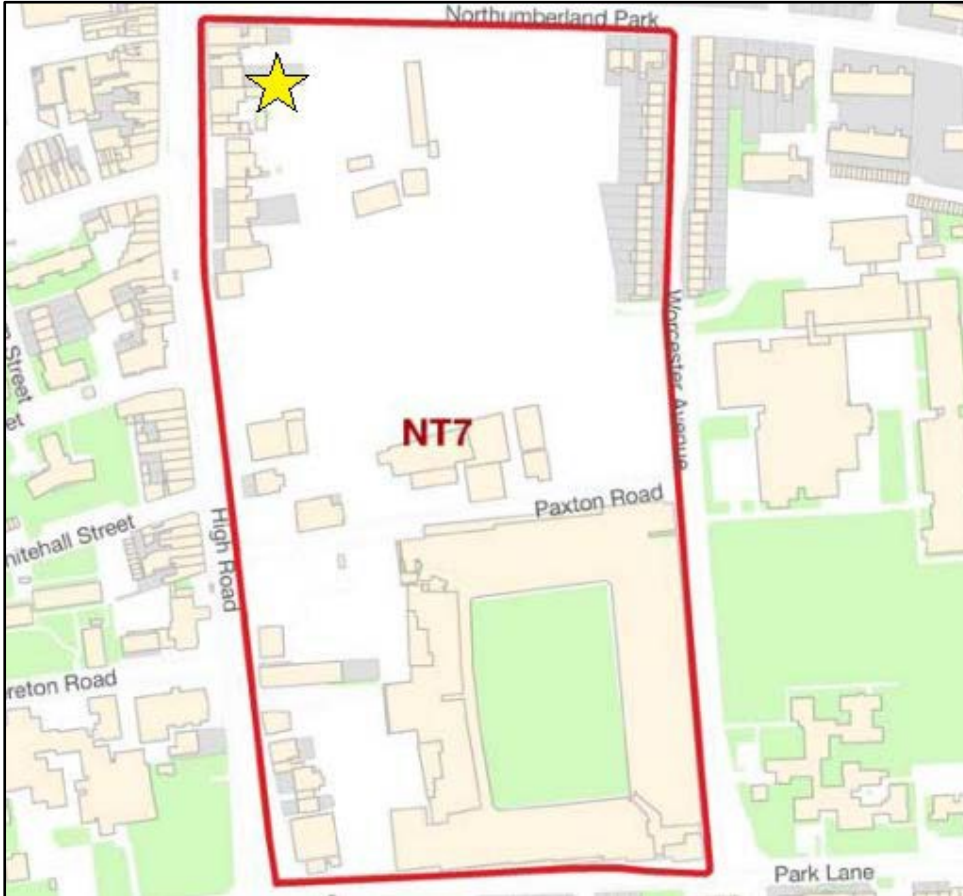





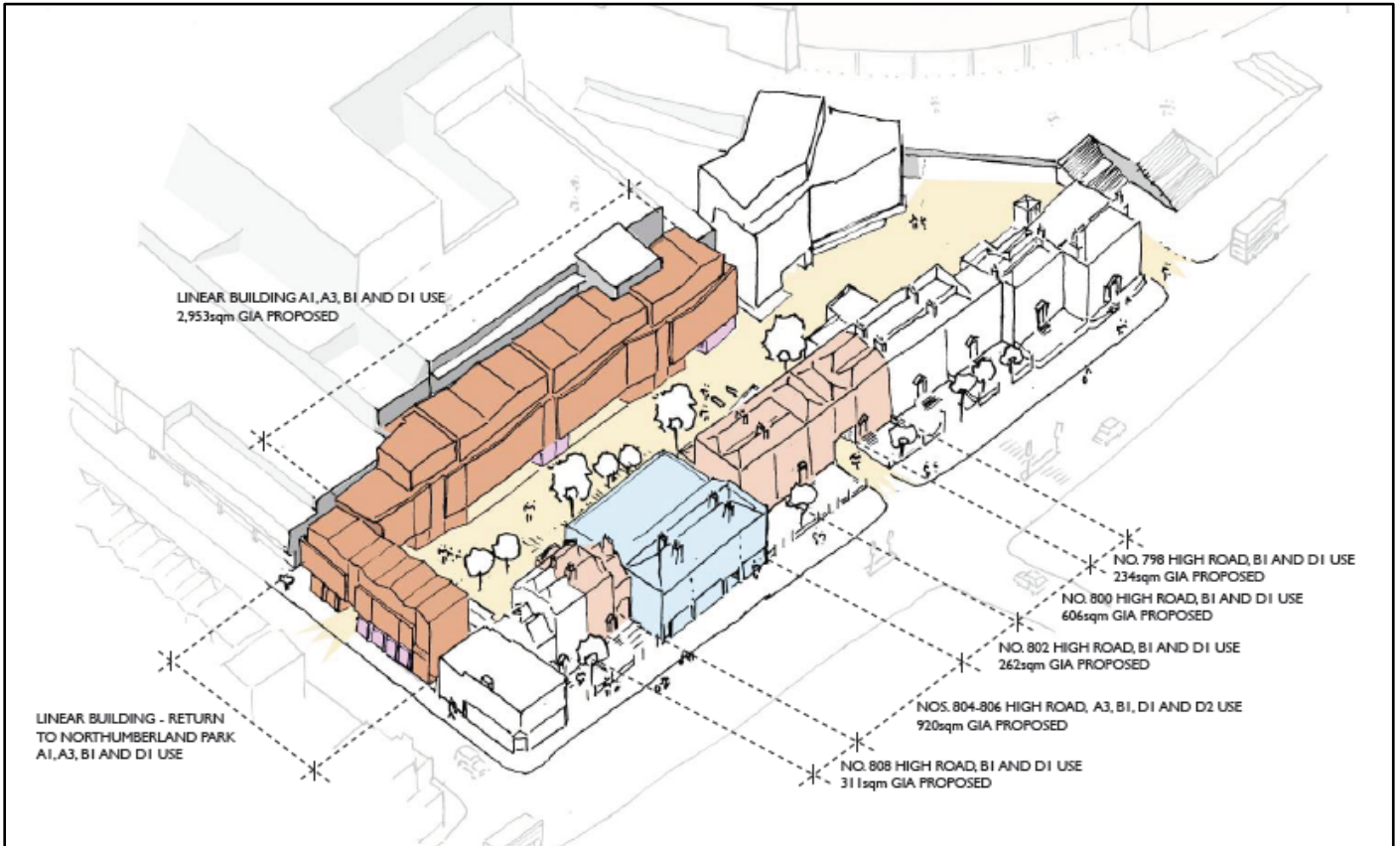
The whole terrace (Nos 814 – 790)



Enlarged photomontage Nos. 808 – 798 (the site)



Site Allocation NT7 – site identified by 



**Axonometric sketch showing proposed 'Linear Building' and refurbished and extended High Road buildings**

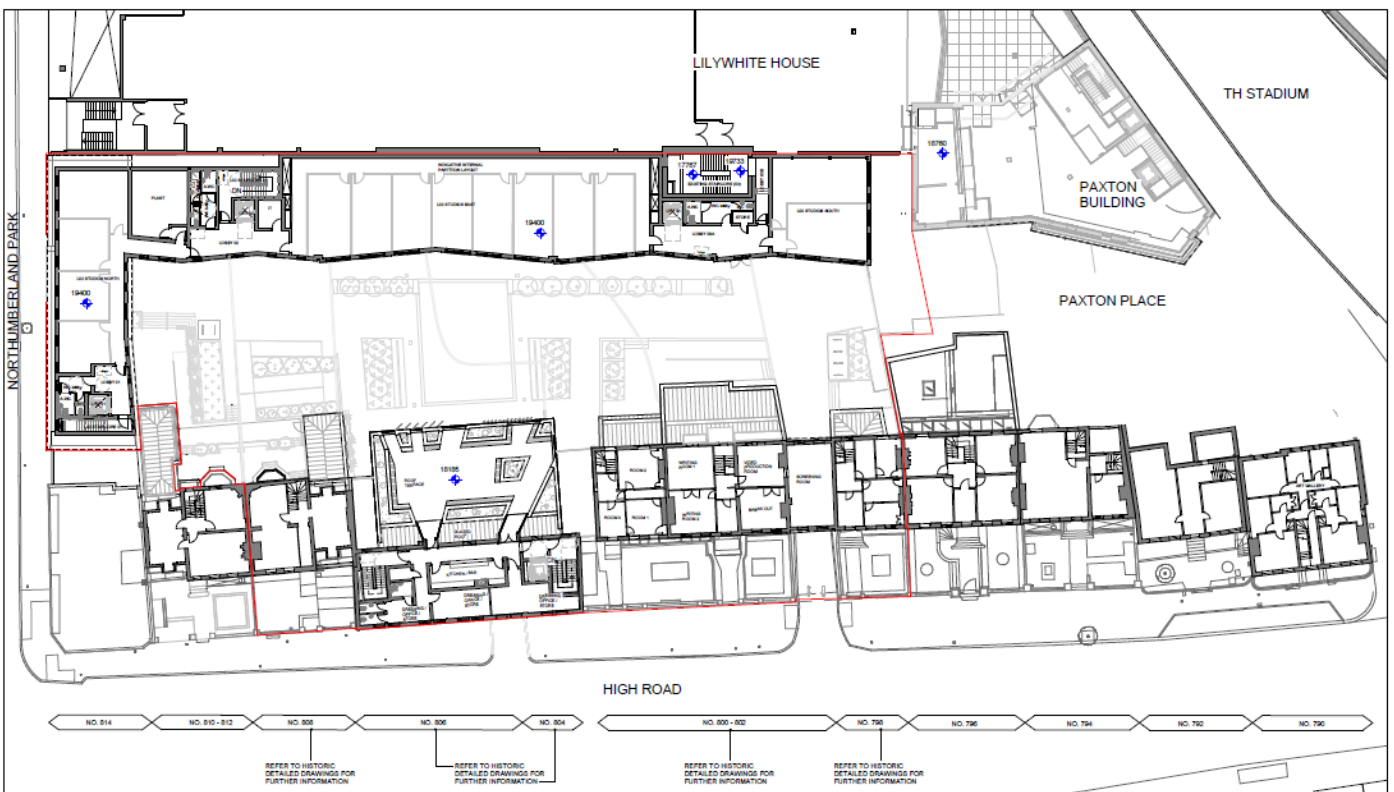


**Sketch plan showing proposed 'Linear Building' and refurbished and extended High Road buildings**





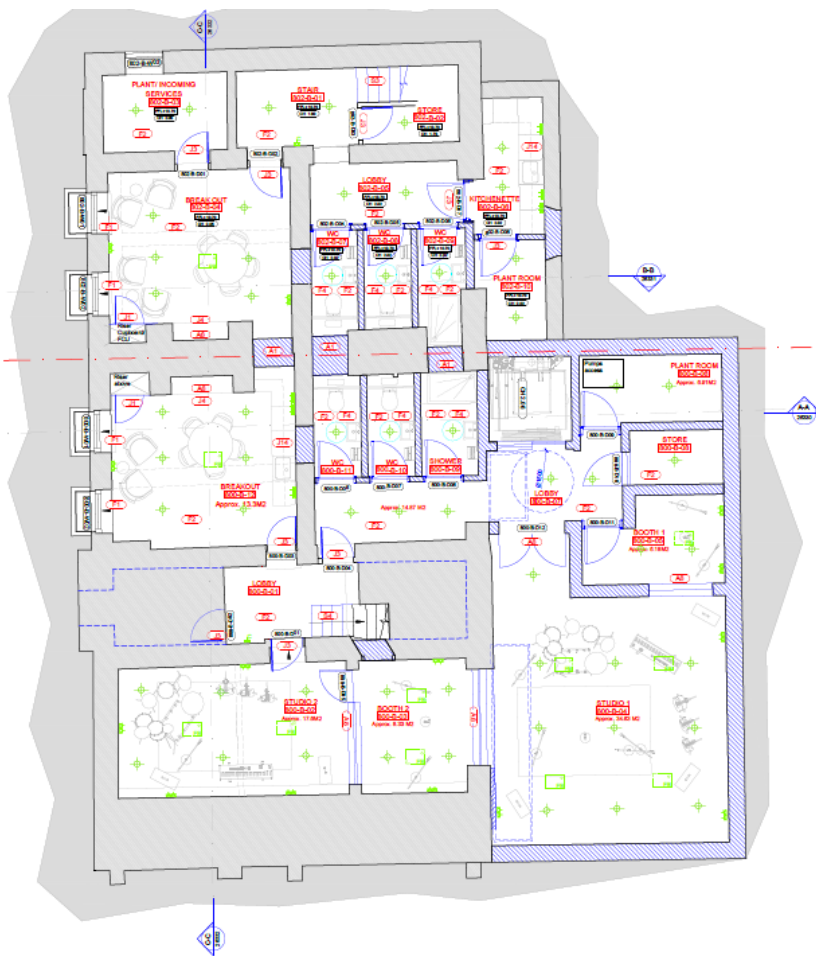
**Ground floor plan**



**Second floor plan (roof terrace on extension to rear of Nos. 804-806)**



**Conservation repairs to all High Road elevations (Nos. 800-802 shown here)**



**Demolition, conservation repair and extension of all High Road properties (Nos. 800-802 shown here)**





**Proposed extensions – rear of Nos. 798-802**



**Linear Building – part western elevation (facing courtyard)**



**Linear Building – north elevation (facing Northumberland Park)**





**Linear Building from the proposed roof terrace on extension to Nos. 804-806**



**Courtyard looking west**



**Accurate Visual Representation (outline of Linear Building behind Northumberland Terrace – looking east from White Hart Lane)**



## **Appendix 8–Planning Application Conditions & Informatives**

### **Time Limit**

1. The development shall be begun within four years of the date of the permission.

REASON: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

### **Approved Plans**

2. The development hereby approved shall be carried out in accordance with the following approved plans:

- SEE APPENDIX 1

The development hereby approved, as depicted on the approved plans, shall be completed in accordance with the approved plans, except where conditions attached to this planning permission or S106 obligations related to this planning permission indicate otherwise.

REASON: For the avoidance of doubt and in the interests of proper planning.

### **Contract**

3. Prior to any demolition works of the two-storey building at the rear of No. 814 High Road, evidence of a contract or contracts for the development of the Linear Building shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the North Tottenham Conservation Area.

### **Café/Restaurant Opening Hours**

4. Any café/restaurant use (Use Class A3) shall only be open to the public between the hours of 07.00 to 23.00 (Monday to Saturday) and 08.00 to 23.00 (Sundays and Public Holidays).

REASON: To safeguard residential amenity.

### **Courtyard Opening times**

5. (a) The courtyard space shall be open to members of the public (other than motorised vehicles, with the exception of wheelchairs and mobility scooters) between the hours of 10.00 and sunset throughout the year and at other times when one or more approved business with a frontage to the courtyard is open.

REASON: To safeguard the amenity of the surrounding area.

### **BREEAM Accreditation**

6 (a) No development shall commence until a design stage accreditation certificate has been submitted to the Local Planning Authority confirming that the development will achieve a BREEAM 'Very Good' outcome (or any such equivalent national

measure of sustainable buildings which replaces that scheme), with a minimum score of 66%.

(b) None of the refurbished or new buildings shall be first occupied (Use Class A1/A2/A3/B1/D1/D2) until a final Certificate has been submitted to the Local Planning Authority certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Very Good' for that building has been achieved.

(d) The Accreditation of 'Very Good' shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure sustainable development in accordance with London Plan 2016 Polices 5.1, 5.2, 5.3 and 5.9 and Local Plan Policy SP4.

### **Performance Space – Noise 1 PRE-COMMENCEMENT**

7. (a) The approved extension to Nos. 804-806 shall not extend above ground level until a Noise Management Plan for the whole premises (refurbished existing building and extension) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall take account of guidance in the Northumberland Terrace Phase 3 – 804-806 High Road Noise Assessment (03 August 2020) and shall include details of the following:

- i. External walls of extension acoustic performance details;
- ii. Glazing acoustic performance details;
- iii. Exit doors acoustic performance; and
- iii. Ventilation acoustic performance details

(b) The development shall be built in full accordance with the details approved under part (a) and the detailed elements shall be maintained thereafter.

REASON: To safeguard residential amenity.

### **Performance Space – Noise 2**

8. A tamper proof noise limiting device shall be installed and permanently maintained in good working order within all areas where amplified sound systems are used. The device shall automatically control the volume of all amplified entertainment at the venue at all times. The maximum internal music level shall be set by a qualified acoustic consultant so that the maximum external noise levels, as detailed in Table 11 of the Northumberland Terrace Phase 3 – 804-806 High Road Noise Assessment (03 August 2020) arising from the premises are not exceeded at any time.

REASON: To safeguard residential amenity.

### **Performance Space – Noise 3**

9. (a) Before the roof level terrace on the performance space building at Nos. 804-806 High Road is first brought in to use, details of acoustic screening of at least 2.8m in height shall be submitted to and approved by the Local Planning Authority.

(b) The approved screening shall be implemented before the terrace is first brought in to use and shall be retained thereafter.

REASON: To safeguard the amenity of occupiers of Nos. 802 and 808 High Road.

**Performance Space Terrace - Use**

10. (a) The roof level terrace on the performance space building at Nos. 804-806 High Road shall only be used between the hours of 07.00 and 23.00 and (b) No amplified music shall be played on the roof terrace at any time.

REASON: To safeguard the amenity of the surrounding area.

**Music Recording Studio – Noise PRE-COMMENCEMENT**

11. (a) The approved extension to No. 802 shall not commence until a Noise Management Plan for the whole premises (refurbished existing building and extension) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i. External walls of extension acoustic performance details;
- ii. Glazing acoustic performance details; and
- iii. Exit doors acoustic performance;

(b) The development shall be built in full accordance with the details approved under part (a) and the detailed elements shall be maintained thereafter.

REASON: To safeguard residential amenity.

**Mechanical Plant Noise**

12. The design and installation of new items of fixed plant shall be such that, when in operation, the cumulative noise level LAeq arising from the proposed plant, measured or predicted at 1m from the facade of any residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.

REASON: In order to protect the amenity of nearby residential occupiers.

**Ventilation/Extraction Details**

13. (a) Any Café/Restaurant (Use Class A3) shall not be brought in to use until such times as full details of ventilation and extraction of fumes have been submitted to and approved in writing by the Local Planning Authority.

(b) The approved ventilation and fume extraction measures shall be completed and made operational prior to the first occupation of the unit as a Café/Restaurant (Use Class A3) and shall be permanently maintained thereafter.

REASON: In order to prevent adverse impact on air quality.

**Landscape Details**

14. (a) The following external landscaping details of the proposed courtyard space between the Linear Building and the rear of Nos. 798 to 814 shall be submitted to and approved by the Local Planning Authority before the Linear Building commences above ground floor slab level:

- i) Boundary screens and gates;

- ii) Hard surfacing materials and seating;
- iii) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;
- iv) Bird and bat boxes and 'insect hotels';
- v) Lighting columns;
- vi) SuDS management and maintenance arrangements; and
- vii) Implementation programme.

(b) The external landscaping and SuDS measures shall be carried out in accordance with the approved details and implementation programme and the SuDS measures shall be managed and maintained in accordance with approved arrangements unless otherwise agreed in writing by the Local Planning Authority.

(c) Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory level of biodiversity enhancement and boundary treatments.

#### **External Materials and Details – Linear Building**

15. (a) No development shall commence above ground floor slab level of the Linear Building until details of all proposed external materials for that building have been submitted to and approved by the Local Planning Authority. These details shall include

- i). External facing materials and glazing, including sample boards of all cladding materials and finishes;
- ii) Sectional drawings at 1:20 through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;
- iii) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
- iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;

(b) Thereafter the development shall be carried out in accordance with the approved details and materials.

REASON: To ensure that the development hereby approved is satisfactory.

#### **External Materials and Details – Nos. 804-806 High Road**

16. (a) No development shall commence above ground floor slab level of the rear extension of Nos. 804-806 High Road until details of all proposed external materials for that building have been submitted to and approved by the Local Planning Authority. These details shall include

- i). External facing materials and glazing, including sample boards of all cladding materials and finishes;
- ii) Sectional drawings at 1:20 through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;
- iii) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
- iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;

(b) Thereafter the development shall be carried out in accordance with the approved details and materials.

REASON: To ensure that the development hereby approved is satisfactory.

**No new Plumbing on outside of Nos. 804-806 High Road**

17. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of Nos. 804-806 High Road unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

REASON: In order to safeguard the appearance of this important façade within the North Tottenham Conservation Area.

**No new Grilles on outside of Nos. 804-806 High Road**

18. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of Nos. 804-806 High Road A unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above

REASON: In order to safeguard the appearance of this important façade within the North Tottenham Conservation Area.

**Secured by Design**

19. (a) Prior to the first occupation of Block A or B, a 'Secured by Design' accreditation shall be obtained for such Block or part of such Block or use and thereafter all features are to be permanently retained.

(b) Accreditation must be achieved according to current and relevant Secured by Design guide lines at the time of above grade works of each Block or Phase of the development.

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

**Fire Statement**

20. The development shall be carried out in accordance with the provisions of the Fire Statement prepared by Goldsmith Engineering dated 26/03/2020 unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with Intend to Publish London Plan Policy D12.

### **Energy Plan PRE-COMMENCEMENT**

21. (a) No development shall take place until an updated Energy Strategy has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the approved development has made acceptable provisions to connect to a North Tottenham Decentralised Energy Network (DEN), with an interim gas boiler heating solution. This updated Strategy shall include the following:

- i. A plan showing the required layout of infrastructure (including conduit space, pipes and plant room) to connect to a future DEN;
- ii. Drawings and specifications setting out how the detailed design of the heat network and how this complies with CIBSE CoP1 and the LBH Generic Specification. This should include detail of pipe routes and lengths, pipe sizes (taking account of flow and return temperatures and diversification) and insulation to determine heat loss from the pipes in W/dwelling in order to demonstrate losses have been minimised;
- iii. Buried pipe (dry and filled with nitrogen) to LBH's approved specification from the ground floor plant room to a manhole at the boundary of their site and evidence of any obstructions in highway adjacent to connection point;
- iv. A clear plan for Quality Assurance of the network post-design approval through to operation, based on CP1;
- v. A clear commercial strategy identifying who will sell energy to residents and how prices/quality of service will be set;
- vi. Calculations to determine how carbon offset payments are to be split between the 'initial offset' (100% of which to be paid on commencement) and the 'deferred offset'. (payable if no connection to a DEN within 10 years).

(b) Prior to the first occupation of the Linear Building, written evidence shall be submitted to the Local Planning Authority that the proposed solar photovoltaic array of at least 7.8 kWp and associated monitoring equipment has been installed correctly. The solar PV array shall be maintained and cleaned at least annually thereafter.

(c) Within six months of first occupation of any building, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

REASON: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2, draft New London Plan (Intend to Publish) Policy SI2 and Local Plan Policy SP4.

### **Overheating (PRE-COMMENCEMENT)**

22. (a) No development shall take place until a revised overheating assessment for the Linear Building has been submitted to and approved in writing by the Local Planning authority. This assessment shall be based on thermal dynamic modelling in line with CIBSE TM52, with TM49 weather files and set out evidence of how consideration has been given to designing out the need for active cooling and demonstrate compliance with the GLA's cooling hierarchy to reduce the demand for cooling. The assessment shall include:



- i. Evidence how the design has been amended to reduce cooling demand in line with the cooling hierarchy;
- ii. Results for current and future weather files (2020s, 2050s and 2080s) for DSY1, DSY2 and DSY3 for the development without active cooling and results for the development with mitigation measures;
- iii. A retrofit plan setting out how future overheating risk will be mitigated, confirming these measures can be incorporated into the design of the development, prioritising passive design measures.

REASON: To enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy 5.9 of the London Plan, Draft Policy SI4 of the draft New London Plan, and Policies SP4 and DM21 of the Local Plan.

### **Mechanical Ventilation and Heat Recovery**

23. (a) Prior to installation, written and drawn details of the Mechanical Ventilation and Heat Recovery (MVHR) systems shall be submitted to the Local Planning Authority. Details shall include the efficiency, location of the units to ensure easy access for servicing and plans showing the rigid ducting.

(b) The approved MVHR details shall be installed prior to first occupation of the Block to which they relate and shall be retained thereafter.

REASON: To ensure the new homes are adequately ventilated as required by London Plan Policy 5.9.

### **Domestic Boilers**

24. Any gas boilers to be provided for space heating and domestic hot water for any building shall have dry NO<sub>x</sub> emissions not exceeding 32 mg/kWh (0%).

REASON: As required by The London Plan Policy 7.14.

### **PV arrays**

25. (a) No development of the Linear Building shall commence above ground floor slab level until the location and full details of the proposed photovoltaic arrays to be installed on the Linear Building and/or Nos. 804-606 High Road have been submitted to and approved in writing by the Local Planning Authority.

(b) The photovoltaic arrays approved under (a) above shall be installed and made operational before the building to which they are attached is first occupied.

REASON: to ensure sustainable development in accordance with London Plan 2016 Polices 5.1, 5.2, 5.3 and 5.9 and Local Plan Policy SP4.

### **Land Contamination – Part 1 (PRE-COMMENCEMENT)**

26. Before development commences, other than for investigative work:

(a) Using the information already acquired from the submitted Desk study Report with reference DS2625 rev.1 prepared by ST Consult dated July 2016, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site 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.

(b) The risk assessment and refined Conceptual Model along with the site investigation report, shall be submitted to and approved in writing by the Local Planning Authority prior to that remediation being carried out on site.

### **Land Contamination – Part 2**

27. Where remediation of contamination on the site is required pursuant to the condition above, 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 first occupied.

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

### **Unexpected Contamination**

28. (a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority.

(b) The remediation strategy shall be implemented as approved.

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

### **Stage I Written Scheme of Investigation of Archaeology (PRE-COMMENCEMENT)**

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

REASON: to protect the historic environment

### **Stage II Written Scheme of Investigation of Archaeology**

30. If heritage assets of archaeological interest are identified by Stage 1 then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved by the Local Planning Authority in writing. For land that is

included within the Stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: to protect the historic environment

### **Cycle Parking Provision**

31. (a) No refurbished or new floorspace hereby approved shall be first occupied until full details of short and long-term cycle parking arrangements (including location, cycle stand and cycle stacking arrangements) have been submitted to and approved in writing by the Local Planning Authority.

(b) The cycle parking spaces approved under (a) above (or any temporary interim cycle parking spaces that may be approved in writing by the Local Planning Authority for the refurbished floorspace) shall be provided before any floorspace is occupied and retained thereafter.

REASON: To ensure adequate cycle parking provision and promote environmentally sustainable travel.

### **Car Parking Provision**

32. (a) No refurbished or new floorspace hereby approved shall be first occupied until the two car parking spaces for disabled drivers associated with the approved development shown on Drawing 171121-NT SK-011 in the Lillywhite House car park have been made available to occupiers of the approved development floorspace and retained for this use hereafter.

REASON: To ensure adequate car parking provision for disabled workers and visitors.

### **Car Parking Management Plan**

33. (a) The refurbished or new floorspace hereby approved shall not be first occupied until a Car Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following:

- i). Details of allocation policy and procedures for allocating the two car parking spaces for disabled drivers secured by Condition 28;
- ii). Details of monitoring and procedures for increasing the number of car parking spaces in the Lillywhite House car park to be allocated for disabled drivers associated with the approved development (up to 4 spaces) if monitoring identifies a need.

(b) Car parking associated with the approved development shall be managed in accordance with an approved Car Parking Management Plan.

REASON: To ensure adequate car parking provision for disabled workers and visitors.

### **Delivery and Service Plan**

34. (a) No development in a particular Phase shall be occupied until a Delivery and Service Plan for that Phase has been submitted to and approved in writing by the Local Planning Authority.

(b) Delivery and Service Plans shall include servicing arrangements for residential dwellings and, where appropriate, the approved café/restaurant in Block G, and include details of parcel management arrangements.

(c) The approved Delivery and Service Plans for a particular Phase shall be implemented upon occupation of development in the Phase to which they relate.

(d) The approved Delivery and Service Plans shall be monitored by the Travel Plan Co-Ordinator appointed under the terms of the accompanying s106 Agreement, who shall submit reviews and any recommended changes of each Plan to the Local Planning Authority for its written approval on the first, third and fifth anniversary of the occupation of the Phase to which they relate.

(e) The development shall be operated in accordance with the approved Delivery and Service Plans.

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

### **Construction Logistics Plan PRE-COMMENCEMENT**

35. (a) No development shall commence until a Construction Logistics Plan (CLP) for the relevant works has been submitted to and approved in writing by the Local Planning Authority. The CLP for the relevant works shall be in accordance with TfL's Construction Logistics Plan Guidance (July 2017) include the following details:

- i) Site access and car parking arrangements;
- ii) Delivery booking systems;
- iii) Construction phasing and agreed routes to/from the site;
- iv) Timing of deliveries to and removals from the site (to avoid peak times of 07.00 to 9.00 and 16.00 to 18.00 where possible);
- v) Travel plans for staff/ personnel involved in construction;
- vi) Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- vii) Crane Lifting Management Plan (CLMP)
- viii) Crane Erection and Dismantling

(b) Construction works shall only be carried out in accordance with an approved CLP for those works.

REASON: To protect the amenity of the locality.

**Demolition/Construction Environmental Management Plans PRE-COMMENCEMENT**

36. (a) No development shall commence until a Demolition Environmental Management Plan (DEMP) for the relevant part of the development has been submitted to and approved in writing by the Local Planning Authority.

(b) The DEMP/CEMP shall include an Air Quality and Dust Management Plan (AQDMP).

(c) No development shall commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

(d) The DEMP and CEMP shall provide details of how demolition and construction works respectively are to be undertaken and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;
- 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;
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

(e) The AQDMP shall be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

(f) Demolition and construction works shall only be carried out in accordance with an approved DEMP and CEMP. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

**Impact Piling Method Statement PRE-COMMENCEMENT**

37. (a) No piling shall take place in each relevant Phase (as identified in an approved Phasing Plan) 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) for that Phase has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(b) Any piling in each relevant Phase must be undertaken in accordance with the terms of the approved piling method statement for that Phase.

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

**Business and Community Liaison PRE-COMMENCEMENT**

33. (a) For the duration of the demolition and construction works the developer and its contractors shall inform local residents and businesses of the following:

- i) Hours of working and any temporary traffic/highway works;
- ii. Telephone contacts to get advice or raise comments of complaints regarding the development with the view of resolving any concerns that might arise; and
- iii. Advanced notice of exceptional works or deliveries.

(b) The proposed methods for achieving the requirements of (a) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

REASON: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

**Telecommunications**

39. The placement of any telecommunications apparatus, satellite dish or television antenna on any external surface of the development is precluded, with exception provided for a communal satellite dish or television antenna for the commercial occupiers 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.

Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

1. Working with the applicant. In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed

advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

2. Community Infrastructure Levy. The applicant is advised that the proposed development will be liable for the Mayor of London CIL. Based on the information given on the plans, the estimated Mayor's CIL would be £190,174. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor within the table below

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

5. Numbering New Development. 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.

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

7. Dust. The applicant must ensure that any issue with dust where applicable is adequately addressed so as to ensure that; the effects of the construction work upon air quality is minimised.

8. Written Scheme of Investigation – Suitably Qualified Person. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

9. Deemed Discharge Precluded. The Condition addressing a Written Scheme of Investigation (WSI) is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

10. Composition of Written Scheme of Investigation. Historic England GLAAS envisages that archaeological fieldwork would comprise the following:

#### Geoarchaeological Assessment and Coring

Geoarchaeology is the application of earth science principles and techniques to the understanding of the archaeological record. Coring involves boreholes drilled into the buried deposits to record (and sample) their characteristics, extent and depth. It can assist in identifying buried landforms and deposits of archaeological interest, usually by using the results in deposit models. Coring is often undertaken when the deposits of interest are too deep for conventional digging, or when large areas need to be mapped. It is only rarely used in isolation usually forming part of either an archaeological evaluation to inform a planning decision or the excavation of a threatened heritage asset.

#### Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

The scope of the archaeological mitigation will depend on the results of the above phases of work. You can find more information on archaeology and planning in Greater London on our website This response only relates to archaeology. You should also consult Historic England's Development Management on statutory matters.

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

12. Piling Method Statement Contact Details. Contact Thames Water  
<https://developers.thameswater.co.uk/Developing-a-largesite/>  
Email:developer.services@thameswater.co.uk

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



14. Sprinkler Installation. The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

15. Designing out Crime Officer Services. The applicant must seek the continual 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](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813.

16. 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.

17. Site Preparation Works. These comprise site preparation and temporary works including but not limited to the demolition of existing buildings and structures; surveys; site clearance; archaeological works; ground investigation; remediation; the erection of fencing or hoardings; the provision of security measures and lighting; the erection of temporary buildings or structures associated with the development; the laying, removal or diversion of services; construction of temporary access; temporary highway works; and temporary internal site roads.

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## **Appendix 9 –Listed Building Consent Application Conditions & Informatives**

### **Time Limit**

1. The works hereby permitted shall be begun before the expiration of four 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)

### **Approved Plans & Documents**

2. The approved plans and documents comprise:

- SEE APPENDIX 1

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

REASON: In order to ensure the development is carried out in accordance with the approved details and to protect the historic environment.

### **Contract**

3. Prior to any works of demolition relating to Nos. 798, 800, 802 or 808 High Road, evidence of contract(s) for replacement development relating to the relevant building(s) shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the North Tottenham Conservation Area.

### **Matching materials**

4. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

### **Hidden Historic Features**

5. Any hidden historic features which are revealed during the course of works shall be retained in situ. Works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority shall be notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorise a scheme of works for either retention or removal and recording of the hidden historic features.

REASON: In order to safeguard the special architectural or historic interest of the building.

**Redundant plumbing etc.**

6. All redundant plumbing, mechanical and electrical services and installations shall be carefully removed from the listed building before the completion of the consented works to Nos. 798, 800, 802 and/or 808 High Road hereby approved, unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

**Making good redundant plumbing etc.**

7. In the event the removal of redundant plumbing, mechanical and electrical services and installations within Nos. 798, 800, 802 and/or 808 High Road reveals visual inconsistency in the appearance of the building fabric, the retained building fabric shall be made good with regard to material, colour, texture and profile of the existing building.

REASON: In order to safeguard the special architectural or historic interest of the building.

**Approval of Details PRE-COMMENCEMENT**

8. (a) Prior to the commencement of any relevant works, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun.

- i) Full external and internal condition survey to include structural assessment in relation to roof, walls, floors, doors, windows, stairs, fireplaces, decorative features and fixtures
- ii) Material specification for facade repair, repointing and replacement of brickwork, repairs and replacements to window cills, window surrounds, doorsteps, parapets. Material samples of these works to be approved on site by the Local Planning Authority's Conservation Officer.
- iii) Detail section drawings to scale 1:20 to record existing structures, make up of walls, floors, roof, doors, decorative cornices and windows and associated mechanical ventilation;
- iv) Detail section drawings to scale 1:20 and 1:10 as necessary to show proposed structures, walls, floors and finishes
- v) Detail elevation and section drawings to scale 1:10 to show interfaces between new partitions and original cornices or historic fabric
- vi) Detail drawings to scale 1:10 and 1:5 plus material specification for new panelled doors, surrounds, shutters and ironmongery to match historic details
- vii) Schematic drawings in plan and section to scale 1:50 to show Mechanical, Electrical and Plumbing services;
- viii) Detail drawings to scale 1:10 showing penetrations within historic fabric
- ix) All external materials to the approved extensions;
- ix) Method statements for installing Mechanical, Electrical and Plumbing services
- x) Method statements for proposed demolition works related to internal partitions, fixtures, fittings and new internal openings within load-bearing walls

xi) Method statements for removal and making good of external gates, doors, windows, window bars, fixtures and fittings such as alarm boxes, vents, timber posts, lights

xii) Method statements, material specification for proposed works to chimneys and roof. Material samples of replacement slates, bricks, repointing, chimney pots to be approved onsite

xiii) Method statements and material specification for both proposed repair and alteration works to retained cornices, staircases, fireplaces, doors, windows, panelling and all surviving 18<sup>th</sup> and 19<sup>th</sup> Century elements. Trial samples of cleaning and material samples of integrations and replacement works to be approved on site

xiv) Method statement and material specification for reinstatement of fireplaces

(b) The relevant work shall be carried out in accordance with such approved details and method statements.

REASON: In order to safeguard the special architectural or historic interest of the building.

### **Masonry Cleaning**

9. Before any masonry cleaning commences, details of a masonry cleaning program and methodology shall be submitted in writing to and for approval by the Local Planning Authority. The programme shall demonstrate protection of internal and external surfaces.

The cleaning programme shall be undertaken in accordance with approved details.

REASON: In order to safeguard the special architectural or historic interest of the building.

### **No New Plumbing etc.**

10. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the buildings unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

REASON: In order to safeguard the special architectural or historic interest of the building.

### **No New Grilles etc.**

11. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

REASON: In order to safeguard the special architectural or historic interest of the building.

### **Listed Building Consent - Informatives**

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

2. Details of external materials are required to be submitted to and approved in writing by the Local Planning Authority pursuant to Planning Permission HGY/2020/1584.

3. The air quality unit in the front garden of No. 808 High Road has been installed pursuant to s106 planning obligations associated with the Stadium planning permission (HGY/2015/3000 and 3001). The equipment should be removed and the front garden area made good as soon as possible after it is no longer required to fulfil the relevant obligations.

Planning Sub Committee

## REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

### 1. APPLICATION DETAILS

**Reference No:** HGY/2020/1361

**Ward:** Northumberland Park

**Address:** Nos. 807 High Road, N17 8ER.

**Proposal** - Full planning application for the demolition of existing buildings and the erection of a replacement building up to four storeys to include residential (C3); retail (A1); and flexible D1/B1 uses; hard and soft landscaping works including a residential podium; and associated works.

**Applicant:** Tottenham Hotspur Football Club (THFC).

**Ownership:** Private

**Case Officer Contact:** Graham Harrington

**Site Visit Date:** 30 August 2020.

**Date received:** 11 June 2020. **Last amended:** 21 September 2020.

**Plans and Document:** See **Appendix 1** to this report.

- 1.1 The application has been referred to the Planning Sub-committee for decision as it is a major application that is also subject to a s106 agreement.

### SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development allows for an incremental delivery of comprehensive proposals for site allocation NT5, in accordance with the adopted High Road West Masterplan Framework;
- The replacement of existing buildings in the North Tottenham Conservation Area with replacement high-quality new buildings would preserve and enhance the character and appearance of the Conservation Area and safeguard the setting of adjoining Locally Listed Buildings.
- The proposal is a well-designed, residential-led mixed-use scheme providing a range of residential accommodation, a new shop in the Tottenham High Road North Local Shopping Centre and a small office/dentist;
- The scheme would deliver high-quality, accessible, family and smaller sized residential units;

- The layout and design of the development would optimise the potential of the site, respect the scale and character of the surrounding area and satisfactorily safeguard the amenity of neighbours; and
- The development would provide good cycle parking to encourage cycling, incorporate on-site renewable energy technologies and be designed to link with the proposed North Tottenham District Energy Network too help reduce carbon emissions.

## 2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director Planning is authorised to issue the planning permission and impose conditions and informative and signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below and a section 278 Legal Agreement providing for the obligations set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than **31 January 2021** or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow.
- 2.3 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.
- 2.4 That delegated authority be granted to the Head of Development Management or the Assistant Director of Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice Chair) of the Sub-Committee.

**Conditions Summary** – (the full text of recommended conditions is contained in Appendix 7 of this report).

- 1) 4-year time limit
- 2) Development to be in accordance with approved plans.
- 3) Contract for replacement building (Blocks A and B) before demolition of existing building
- 4) Accessible Housing
- 5) BREEAM Accreditation
- 6) Block A – Noise Attenuation 1
- 7) Block A – Noise Attenuation 2



- 8) Mechanical Plant Noise
- 9) Tree retention
- 10) Landscape Details
- 11) Opaque Glazing
- 12) Opaque Glazed Screen
- 13) External Materials and Details
- 14) No Plumbing on outside of buildings
- 15) No grills on outside of Block A
- 16) Secured by Design
- 17) Fire Statement
- 18) Updated Energy and Sustainability Statement
- 19) Overheating
- 20) MVHR
- 21) Domestic boilers
- 22) Land Contamination – Part 1
- 23) Land Contamination – Part 2
- 24) Unexpected Contamination
- 25) Archaeology 1
- 26) Archaeology 2
- 27) Cycle Parking Provision
- 28) Delivery and Service Plan
- 29) Residential Waste Management Plan
- 30) Construction Logistics Plan
- 31) Demolition/Construction Environmental Management Plans
- 32) Impact Piling Method Statement
- 33) Business and Community Liaison
- 34) Telecommunications

**Informatives Summary** – (the full text of Informatives is contained in Appendix 7 to this report).

- 1) Working with the applicant
- 2) Community Infrastructure Levy
- 3) Hours of Construction Work
- 4) Party Wall Act
- 5) Numbering New Development
- 6) Asbestos Survey prior to demolition
- 7) Dust
- 8) Heritage assets of archaeological interest
- 9) Written Scheme of Investigation – Suitably Qualified Person
- 10) Written Scheme of Investigation - Deemed Discharge Precluded
- 11) Composition of Written Scheme of Investigation
- 12) Disposal of Commercial Waste
- 13) Piling Method Statement Contact Details
- 14) Minimum Water Pressure
- 15) Paid Garden Waste Collection Services

- 16) Sprinkler Installation
- 17) Designing out Crime Officer Services
- 18) Land Ownership
- 19) Site Preparation Works
- 20) Tree works

**Section 106 Heads of Terms:**

- 1) **Car Free:** No Residents Parking Permits for future residents (except Blue Badge) – financial contribution to meet TMO costs (£4,000);
  - 2) **Affordable housing:** Financial contribution towards off-site provision if commercial unit on first floor of Black A is converted to residential use.
  - 3) **Energy:** (a) Submit a further revised Energy & Sustainability Statement for LPA approval; (b) design scheme in accordance with generic specification to allow connection to North Tottenham DEN, (c) Pay Initial Carbon Offset Contribution based on connection to DEN, (d) Use all reasonable endeavours to connect to DEN and (e) if not connected within 10 years, pay an additional Deferred Carbon Offset Contribution.
  - 4) **Initial Carbon Offset Contribution:** Amount to be determined in further revised Energy & Sustainability Statement (payable upon commencement);
  - 5) **Deferred Carbon Offset Contribution:** Amount to be determined in further revised Energy & Sustainability Statement (payable after 10 years, if no connection to DEN);
  - 6) **Be Seen:** Commitment to uploading data to the GLA's Energy Monitoring platform.
  - 7) **Employment & Skills Plan:** (a) Local Labour during construction, (b) Construction Apprenticeships and (c) Apprenticeship Support Contribution;
  - 8) **Construction:** (a) Commitment to Considerate Contractor's Scheme and (b) signing up to Construction Partnership.
  - 9) **Monitoring:** Borough monitoring costs in accordance with para. 5.42 of the Planning Obligations SPD (approx. £4,200).
- 2.5 In the event that members choose to make a resolution 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 application be refused for the following reasons:
- i. In the absence of legal agreement securing Traffic Management Order (TMO) amendments to prevent future residents from obtaining a parking permits, the proposals would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking

impacts. As such, the proposal would be contrary to London Plan Policies 6.9, 6.11 and 6.13, Spatial Policy SP7, Tottenham Area Action Plan Policy NT5 and DM DPD Policy DM31.

- ii. In the absence of a legal agreement securing the provision of financial contributions towards off-site affordable housing in the event that the commercial unit in Block A is converted in to a dwelling, the proposals would fail to secure affordable housing and meet the housing aspirations of Haringey's residents. As such, the proposals would be contrary to London Plan Policies 3.9, 3.11 and 3.12, Strategic Policy SP2, and DM DPD Policies DM 11 and DM 13, and Policy TH12.
  - iii. In the absence of a legal agreement securing the implementation of a further revised Energy & Sustainability Statement, including connection to a DEN, and carbon offset payments, the proposals would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and contrary to London Plan Policy 5.2 and Strategic Policy SP4, and DM DPD Policies DM 21, DM22 and SA48.
  - iv. In the absence of a legal agreement securing the developer's participation in the Considerate Constructor Scheme and the borough's Construction Partnership, the proposals would fail to mitigate the impacts of demolition and construction and impinge the amenity of adjoining occupiers. As such the proposal would be contrary to London Plan Policies 5.3, 7.15, Policy SP11 and Policy DM1.
- 2.7 In the event that the Planning Application is refused for the reasons set out above, the Head of Development Management or the Assistant Director Planning (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- i. There has not been any material change in circumstances in the relevant planning considerations, and
  - ii. The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
  - iii. The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

## **CONTENTS**

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULTATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 COMMUNITY INFRASTRUCTURE LEVY
- 8.0 RECOMMENDATIONS

### **APPENDICES:**

- Appendix 1: Plans and Documents List
- Appendix 2: Quality Review Panel Report 6 February 2019
- Appendix 3: Planning Sub-Committee Minutes 10 February 2020
- Appendix 4: Internal and External Consultee representations
- Appendix 5: Neighbour representations
- Appendix 6: Images of the site and proposed scheme
- Appendix 7: Conditions & Informatives

### **3. PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1. Proposed Development**

- 3.2. Changes to the Use Classes Order 1987 came in to force on 1 September 2020. The Regulations that introduced the changes require Local Planning Authorities to determine applications that were submitted prior to this date in accordance with the previous use classes. This report therefore refers to the previous use classes throughout.
- 3.3. Demolition of all buildings on the site and the erection of a single building covering the whole site, comprising a four-storey Block A fronting the High Road and a four-storey Block B at the rear fronting on to Percival Court.
- 3.4. Block A would comprise a shop and covered yard area (A1) on the ground floor (running through to part of the ground floor of Block B to the rear), a commercial unit on the first floor (dentist surgery or office) (D1/B1) and one residential flat (C3) on each the third and fourth floors. The ground floor shop and covered yard would be approx. 144sqm in size and the first-floor commercial unit would be approx. 70sqm.
- 3.5. The ground floor shop unit and covered yard has been designed so that it could accommodate a funeral director, to facilitate the relocation of Co-operative Funeral Care from Nos 804-806 High Road, and the first-floor commercial unit has been designed to accommodate the dentist surgery that is currently in No. 802 High Road. Such relocations would help enable the implementation of the proposed 'cultural quarter' in Northumberland Terrace and land to the rear (Planning and Listed Building Consent applications HGY/2020/1584 and 1586), considered separately on this committee meeting's agenda). However, this is not certain and the two proposed schemes are not dependent on each other or technically linked.
- 3.6. Block B would comprise part of proposed shop's covered storage area and bin and cycle stores on the ground floor, with seven residential flats (C3) on first, second and third floors above.
- 3.7. Residential access to the proposed flats would be both from residential entrances on the High Road and Percival Court, with connecting corridors and spaces linking these entrances. Vehicular access to the proposed covered yard would be via Percival Court. A podium garden space on the roof of the single-storey covered yard would provide a communal amenity space for the proposed homes in both Blocks.
- 3.8. An off street car parking space for occupiers of the proposed 'wheelchair accessible' home would be included in Block B (accessed by Percival Court).

Separate covered residential and commercial cycle parking would be included in a cycle store at the bottom of Block B and in the covered yard respectively.

**3.9. Site and Surroundings**

3.10. The site is 'L' shaped and wraps around the rear of Nos. 808-811 High Road. It has frontages on both the High Road and Percival Court, which runs off from the High Road to the north. The High Road frontage building is three-storey (the third storey being in the roof slope) and two-storey buildings front Percival Court.

3.11. Percival Court is a narrow private shared surface access road that provides vehicular access to the site and car parking areas to the north and west and pedestrian access to homes on the upper floors of No. 813 High Road. To the rear (west) is the Peacock Industrial Estate, accessed from White Hart Lane.

3.12. The ground floor of the linked buildings is currently used on an ad hoc basis by THFC for training purposes for match day staff and storage. The upper floors of the buildings are vacant. It is understood that the ground floor was previously a night club and the upper floors were originally residential.

3.13. The site is within Tottenham North Conservation Area. The existing buildings are not listed (either statutorily or locally) and the frontage building is identified as making a neutral contribution to the character and appearance of the area. Nos. 809-811 to the north (a take-away on the ground floor and housing above) and Nos. 803-805 (The Bricklayers Arms pub on the ground floor and housing above) to the south are locally listed buildings.

3.14. Immediately opposite the site on the east side of the High Road is Northumberland Terrace, a terrace of mainly listed Georgian buildings.

3.15. The site is in Flood Zone 1 but borders Flood Zone 2, is within the Tottenham North Controlled Parking Zone and Tottenham Event Day CPZ and has a PTAL of 5. It has following development plan designations:

- North Tottenham Growth Area;
- Site Allocation 'NT5' (High Road West), proposed for major mixed-use development;
- The Tottenham High Road Local Shopping Centre;
- North Tottenham Conservation Area (High Road West).
- An Archaeological Priority Area; and
- A Critical Drainage Area.

**3.16. Relevant Planning and Enforcement History**

- 3.17. HGY/2019/1743: repair and restoration work to front façade and non-illuminated fascia sign, approved in August 2019.
- 3.18. HGY/2016/0165: change of use from D2 to D1 including external alterations, approved in May 2016.
- 3.19. HGY/2015/1014 & HGY/2014/0742: two separate applications to change the use from D2 to D1 (non-residential institution), both refused in May 2014 and June 2015 respectively on the following grounds: (i) hours of use, operation and activity would have a detrimental amenity impact on adjacent occupiers; (ii) adverse highways impacts arising from increase vehicle movements.
- 3.20. HGY/2007/0850: demolition of existing buildings and erection of 3 storey office block and 3 x 2 storey two bed houses, approved in April 2007.
- 3.21. HGY/2007/0279: internal alterations associated with HGY/2006/0279 to provide an additional residential unit, approved in March 2007.
- 3.22. HGY/2006/2182: Redevelopment and erection of 2 storey rear extension at 1st/2nd floor level to create 4 self-contained flats, alongside the change of use of the ground floor from a nightclub to retail – approved in December 2006.
- 3.23. **Consultation and Community Involvement**
- 3.24. The applicant has consulted with Co-Operative Funeral Care of its possible re-location from Nos. 804-806 High Road and held discussions with the Metropolitan Police Designing Out Crime Officer. The application scheme was also presented to the THFC Business and Community Liaison Group on 18 February 2020.
- 3.25. Emerging proposals for this site and Northumberland Terrace opposite were considered by Haringey's Quality Review Panel (QRP) on 6 November 2019. The QRP Reports is attached as **Appendix 2**.
- 3.26. Emerging proposals for this site and the Northumberland Terrace opposite were presented to the Planning Sub-Committee at pre-application stage on 10 February 2020. The minutes of this item are attached as **Appendix 3**.

#### 4. CONSULTATION RESPONSE

4.1. The following were consulted regarding the applications:

##### Internal Consultees

- LBH Building Control
- LBH Carbon Management
- LBH Conservation Officer
- LBH Design
- LBH Drainage
- LBH Economic Development
- LBH Environmental Health/Pollution
- LBH Health in all Policies
- LBH Housing
- LBH Tottenham Regeneration
- LBH Transportation
- LBH Tree Officer
- LBH Waste Management

##### External Consultees

- Greater London Archaeology Advisory Service (GLAAS)
- Historic England
- London Fire Brigade
- Metropolitan Police - Designing Out Crime Officer
- Thames Water
- Tottenham CAAC
- Tottenham Civic Society
- Transport for London

4.2. An officer summary of the responses received is below. The full text of internal and external consultation responses is contained in **Appendix 4**.

Internal:

**Carbon Management** – Officers are not wholly satisfied with the applicant's revised Energy & Sustainability Statement and it is recommended that a condition requires the submission and approval of an updated Statement before the commencement of development. However, subject to this and S016 planning obligations to facilitate connection to the proposed DEN and initial and deferred carbon offset contributions and conditions on other matters, there are no objections.



**Conservation Officer** – The proposed scheme would replace an undesignated building dating from the late 1940s and would improve this part of the North Tottenham Conservation Area through good design and a better use of its spaces. The proposed scheme is respectful of its neighbours and wider context and would provide a well-proportioned contemporary reinterpretation of a classical townhouse characterised by symmetry, well-detailed windows and an elegant shopfront to ground floor. The proposed development to the rear is more markedly contemporary and includes a well-integrated landscape design. Detailed design to include façade treatment, windows detailing and materials, especially in relation to the building fronting the High Road are fundamental to ensure a seamless insertion of the new buildings within the existing townscape. The proposed development is fully supported.

**Design Officer** – The proposals are well designed and promise to be a polite insertion into the Conservation Area and High Road frontage, including an active frontage through a well-designed shopfront, to the High Road and appropriate more private frontage to the Percival Court mews street. Above there will be decent quality residential accommodation, in a mix of smaller flat sizes appropriate to this high street and back of high street location, with a good podium level private amenity area, as well as private balconies to all flats and good outlooks and privacy. Conditions should ensure high quality brickwork and roof covering as well as sound detailing to the shopfront, windows (especially cills and lintels), parapet and gable.

**Drainage** – No objections

**Economic Development** – We note the redevelopment would have 215sqm of non-residential space, and are generally supportive of this application.

**Pollution** – No objection, subject to conditions and an informative.

**Public Health** – Overall, this is potentially a good development with open space and private amenity space for the occupants. Shared cycle space should be reviewed. No room measurements limit our response.

**Transportation** – (Subject to S106 obligations and satisfactory receipt and review of conditions relating to the cycle parking and waste/recycling collection arrangements, plus a Construction Logistics Plan, Transportation do not object to this application.

**Tree Officer** – The tree (in pub garden at Nos. 803-805) is of limited value, having been subject to poor management previously. If the tree was retained and permission was granted for the new development, it would require pruning on an annual basis. In my opinion, it would be more appropriate to remove it and plant a more suitable species further away from the wall.

**Waste Management** – (1) It is not possible for a waste collection vehicle to enter and exit Percival Court in forward gear. (2) Waste collection vehicle cannot stop at entrance of Percival Court due to traffic lights. (3) It is not possible for bins to be within 10 metres of collection vehicle. Following revisions, no objections subject to residents presenting and collecting their bins to the High Road frontage around collection times (to be secured by condition)

External:

**Historic England** – Initial comments refer to the existing building being of some merit and raise concern that there were insufficiently detailed elevations for the proposed High Road frontage building to consider the merits of the proposed replacement. Following the submission of further details, Historic England continue to consider that more work could be done to better respond to the history of the site, but raise no objections to the application (although it queries the use of different red brick for the gauged arches and recommends the use of a lighter main brick).

**Historic England – Archaeological Service (GLASS)** – The site is likely to include heritage assets of archaeological significance (The Horns, a roadside inn with very early roots and possible royal connections). Preference for archaeological investigation prior to determination, but if the LPA strongly wishes to grant permission in advance of archaeological investigation, two detailed conditions are recommended (Written Scheme of Investigation prior to demolition and foundation design).

**London Fire Brigade** – (1) Both stair cores need to have dry risers and inlets should be located on external wall within 18m of parked fire engine (2) Strong recommendation for sprinklers.

**Metropolitan Police (Designing Out Crime Officer)** – The DOCO has met with the design team. No objection, subject to conditions

**Thames Water** – No response.

**Transport for London** – (1) Welcomes separation of residential and commercial cycle parking, but concerned about security of commercial parking (2) Details needed on how conflicts between cyclists and vehicles are to be minimised – suggest signage or markings (3) A Construction Logistics Plan should be secured by condition (4) a Delivery & Service Plan should be secured by condition.

## 5 LOCAL REPRESENTATIONS

5.1. On 17 June 2020, notification was sent to the following:

- 218 Letters to neighbouring properties
- 2 Letters to Haringey-based organisations (as noted above)
- 1 site notices erected in the vicinity of the site, publicising:
  - Planning application
  - development affecting the setting of the North Tottenham Conservation Area and Listed Buildings
- Press Advertisement (placed in Enfield Independent on 24 June 2020) advertising:
  - Major application affecting a conservation area and Listed Buildings

5.2. The number of representations received from neighbours, local groups etc in response to both rounds of consultation were as follows:

No of individual responses: 4  
Objecting: 1 individual.  
Supporting: 2 individuals.  
Others: 1 comment from Tottenham CAAC

5.3. The full text of neighbour representations and the officer response are set out in **Appendix 5**.

5.4. The main issues raised in representations are summarised below.

Objections:

- The owners of the Nos. 803-805 High Road (Bricklayer's Arms) are concerned that flats would be built immediately next to a pub beer garden and that this may lead to restrictions on use of the beer garden in the evenings. They also object to two windows proposed in the party wall and the impact that the proposal would have on daylight to residential windows on the upper floors. Other concerns include impact during construction and impact on structural integrity issues.

Support:

- Local resident – general support, but need for further details and need to avoid externally mounted roller shutters
- Councillor Bevan – general support, subject to ensuring that internal shopfront shutters are used (lattice type, not solid steel).

Other:

- Tottenham CAAC – Noted that Conservation and Design officers and the Quality Review Panel are supportive. Need further detailed section of the façade.

## 6. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the Development
2. Policy Assessment
3. Development Design
4. Heritage Conservation
5. Housing mix and residential quality
6. Impact on Amenity of Adjoining Occupiers
7. Transportation and Parking
8. Energy, Climate Change and Sustainability
9. Flood Risk, Drainage and Water Infrastructure
10. Trees
11. Ecology
12. Waste and Recycling
13. Land Contamination
14. Archaeology
15. Equalities
16. Conclusion

### 6.2 Principle of the development

#### 6.2.1 *Policy Background*

6.2.2 The National Planning Policy Framework NPPF was updated in July 2018 and minor clarifications to the revised version were published in February 2019. The NPPF establishes the overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process.

#### 6.2.3 *The Development Plan*

6.2.4 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 Tottenham Area Action Plan (AAP) and the London Plan (2016).

6.2.5 A number of plans and strategies set the context for Tottenham’s regeneration. These documents should be read in conjunction with the AAP. The application

site is located within a strategically allocated site - NT5 (High Road West). A key policy requirement of the site allocation is that proposed development within NT5 should accord with the principles set out in the most up-to-date Council-approved masterplan. This is the High Road West Masterplan Framework (HRWMF), which is discussed in detail below.

### *The London Plan*

- 6.2.6 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.
- 6.2.7 In December 2019, the Mayor published an ‘Intend to Publish London Plan’. On 13 March 2020, the Secretary of State issued Directions to change a number of proposed policies. In line with paragraph 48 of the NPPF, the weight attached to this Plan should reflect the stage of its preparation; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies in the emerging Plan to the NPPF. Whilst the published London Plan (2016) remains part of Enfield’s Development Plan, given the advanced stage that the Intend to Publish version of the London Plan has reached, significant weight can be attached to it in the determination of planning applications (although there is greater uncertainty about those draft policies that are subject to the Secretary of State’s Direction).
- 6.2.8 Following an Examination in Public into the submission version of the Plan and modifications, in December 2019 the Mayor published his Intend to Publish London Plan. On 13 March 2020, the Secretary of State issued Directions to change a number of proposed policies. In line with paragraph 48 of the NPPF, the weight attached to this Plan should reflect the stage of its preparation; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies in the emerging Plan to the NPPF. Given the advanced stage that the Intend to Publish version has reached, significant weight can be attached to it in the determination of planning applications (although there is greater uncertainty about those draft policies that are subject to the Secretary of State’s Direction).

### *Upper Lea Valley Opportunity Area Planning Framework*

- 6.2.9 The Upper Lea Valley Opportunity Area Planning Framework (OAPF) (2013) is supplementary guidance to the London Plan. A Development Infrastructure Study (DIFS) in relation to the OAPF was also prepared in 2015. The OAPF sets out the overarching framework for the area, which includes the application site.

6.2.10 The OAPF notes the redevelopment of the High Road West area is supported by a comprehensive masterplan. The OAPF sets out the ambitions for the High Road West area to become a thriving new destination for north London, with a sports, entertainment and leisure offer supported by enhanced retail, workspace and residential development.

*The Local Plan*

6.2.11 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) and Tottenham Area Action Plan (AAP) give effect to the spatial strategy by allocating sufficient sites to accommodate development needs.

*Strategic Policies*

6.2.12 The site is located within the High Road West Area of Change as per Haringey's Spatial Strategy Policy SP1. The Spatial Strategy makes clear that in order to accommodate Haringey's growing population, the Council needs to make the best use of the borough's limited land and resources. The Council will promote the most efficient use of land in Haringey.

6.2.13 SP1 requires that development in Growth Areas maximises site opportunities, provides appropriate links to, and benefits for, surrounding areas and communities, and provides the necessary infrastructure and is in accordance with the full range of the Council's planning policies and objectives.

*Tottenham Area Action Plan*

6.2.14 The Tottenham AAP sets out a strategy for how growth will be managed to ensure the best quality of life for existing and future Tottenham residents, workers and visitors. The plan sets area wide, neighbourhood and site-specific allocations.

6.2.15 The AAP indicates that development and regeneration within Tottenham will be targeted at four specific neighbourhood areas including North Tottenham, which comprises the Northumberland Park, the Tottenham Hotspur Stadium and the High Road West area.

*NT5 Site: High Road West*

6.2.16 The site allocation for the wider area (NT5 – High Road West) covers approx. 11.69ha and calls for a master planned, comprehensive development creating a new residential neighbourhood (with a net increase of 1,200 dwellings) and a new leisure destination for London. The residential-led mixed-use development is expected include a new high-quality public square and an expanded local

shopping centre, as well as an uplift in the amount and quality of open space and improved community infrastructure.

6.2.17 The NT5 site allocation contains site requirements, development guidelines and sets out the steps for undertaking estate renewal. These are set out below. The application of relevant site requirements, development guidelines and estate renewal steps to the application site is set out in the sections following.

### NT5 Site Requirements

- The site will be brought forward in a comprehensive manner to best optimise the regeneration opportunity.
- Development should accord with the principles set out in the most up-to-date Council-approved masterplan.
- Creation of a new residential neighbourhood through increased housing choice and supply, with a minimum 1,400 new homes of a mix of tenure, type and unit size (including the re-provision of existing social rented council homes, the offer of alternative accommodation for secure tenants, and assistance in remaining within the area for resident leaseholders from the Love Lane Estate).
- Creation of a new public square, connecting an enhanced White Hart Lane Station, and Tottenham High Road, to complement the redeveloped football stadium.
- New retail provision to enlarge the existing local centre, or create a new local centre, opposite to and incorporating appropriate town centre uses within the new stadium, including the new Moselle public square. This should complement not compete with Bruce Grove District Centre.
- Enhance the area as a destination through the creation of new leisure, sports and cultural uses that provide seven day a week activity.
- Improve east-west pedestrian and cycling connectivity with places such as the Northumberland Park Estate and Lee Valley Regional Park.
- The site lies within the North Tottenham Conservation Area and includes listed and locally listed buildings. Development should follow the principles under the 'Management of Heritage Assets' section of the APP.
- Where feasible, viable uses should be sought for existing heritage assets, which may require sensitive adaptations and sympathetic development to facilitate.
- Deliver new high-quality workspace.
- Increase and enhance the quality and quantity of community facilities and social infrastructure, proportionate to the population growth in the area, including:
  - A new Learning Centre including library and community centre;
  - Provision of a range of leisure uses that support 7 day a week activity and visitation; and

- Provision of a new and enhanced public open space, including a large new community park and high-quality public square along with a defined hierarchy of interconnected pedestrian routes.

## NT5 Development Guidelines

- Produce a net increase in the amount and the quality of both public open space and private amenity space within the area.
- To deliver transport improvements including a new, safe and attractive entrance to White Hart Lane Station and improved rail connectivity.
- Re-provision of employment floorspace lost as a result of the redevelopment as new leisure, sports and cultural floorspace and as modern, flexible workspaces.
- This could be achieved by workspaces with potential to connect to High Road retail properties, and/or through the creation of workspace behind the High Road and the railway arches.
- This central portion of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.
- This 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.
- Create a legible network of east-west streets that connect into the surrounding area, existing lanes off the High Road, and open spaces.
- Establish clear building frontages along the High Road and White Hart Lane to complement the existing character of the Local Centre.
- Incorporate a range of residential typologies which could include courtyard blocks of varying heights and terraced housing.
- In the part of the site facing the new stadium, development should respond to both the existing High Road Character and the greater heights and density of the new stadium. This needs to be carefully considered given the height differential between the existing historic High Road uses and future stadium development.
- Larger commercial and leisure buildings should be located within close proximity to the new public square linking the station to the stadium.
- Due to the size of the site and scale of development envisaged, particular consideration of the effect of the works on the nearby communities, including how phasing will be delivered. This is referenced in the High Road West Masterplan Framework (HRWMF).
- Where development is likely to impact heritage assets, a detailed assessment of their significance and their contribution to the wider conservation area should be undertaken and new development should respond to it accordingly.
- The Moselle runs in a culvert underneath the site and will require consultation with the Environmental Agency.



6.2.18 The THFC Stadium is the first stage of wider regeneration, and the intention is for it to be fully integrated within the comprehensive regeneration of High Road West and Northumberland Park. The priority is to ensure that on match and non-match days, the area is lively and attracts people to make the most of the stadium development, the High Road, and wider urban realm improvements that will take place as part of this development. Provision is therefore proposed for new community facilities and leisure orientated retail development to further build and cement the area's reputation as a premier leisure destination within North London.

*High Road West Master Plan Framework (HRWMF)*

6.2.19 Policy AAP1 (Regeneration and Master Planning) indicates that the Council expects all development proposals in the AAP area to come forward comprehensively to meet the wider objectives of the AAP. To ensure comprehensive and coordinated development is achieved, masterplans will be required to accompany development proposals which form part of a Site Allocation included in the AAP.

6.2.20 The current approved High Road West Master Plan Framework (HRWMF) is that prepared by Arup in September 2014. This highlights opportunities for improvement and change in the subject area and identifies where housing, open space and play areas, as well as community, leisure, education and health facilities and shops could be provided. The HRWMP also helps to demonstrate how the growth and development planned for High Road West could be delivered through strategic interventions over the short to longer term.

6.2.21 The Council has entered into partnership with Lendlease who is preparing alternative proposals for a more intensive development in the same Site Allocation (including the application site). Nevertheless, little weight can be accorded to those draft proposals until there is a new Council-approved masterplan and/or a planning permission for a development different from that envisaged in Policy NT5 and the HRWMF.

### **6.3 Policy Assessment**

*Principle of Comprehensive Development*

6.3.1 Policy AAP1 (Regeneration and Master Planning) makes clear that the Council expects all development proposals in the AAP area to come forward comprehensively to meet the wider objectives of the AAP. It goes on to state that to ensure comprehensive and coordinated development is achieved, masterplans will be required to accompany development proposals which form part of a Site Allocation included in the AAP and that applicants will be required to demonstrate how any proposal:

- a) Contributes to delivering the objectives of the Site, Neighbourhood Area, and wider AAP;
- b) Will integrate and complement successfully with existing and proposed neighbouring developments; and
- c) Optimises development outcomes on the site

6.3.2 Policy DM55 states: “Where development forms part of an allocated site, the Council will require a masterplan be prepared to accompany the development proposal for the wider site and beyond, if appropriate, that demonstrates to the Council’s satisfaction, that the proposal will not prejudice the future development of other parts of the site, adjoining land, or frustrate the delivery of the site allocation or wider area outcomes sought by the site allocation”.

6.3.3 Policy NT5 makes clear that ‘development should accord with the principles set out in the most up-to-date Council approved masterplan’, which as discussed above, is the approved HRWMF prepared by Arup in September 2014. This is therefore an important material consideration when determining planning applications.

6.3.4 Paragraph 4.6 of the AAP states that Haringey wants to ensure development proposals do not prejudice each other, or the wider development aspirations for the Tottenham AAP Area whilst enabling the component parts of a site allocation to be developed out separately. The various sites north of White Hart Lane are expressly set out in Table 2 of Policy AAP1 as requiring a comprehensive redevelopment approach.

6.3.5 Paragraph 4.9 of the AAP states that a comprehensive approach to development will often be in the public interest within the Tottenham AAP area. It goes on to state that whilst incremental schemes might be more easily delivered, the constraints proposed by site boundaries, neighbouring development or uses and below-ground services all have potentially limiting consequences for scale, layout and viability.

6.3.6 Although the HRWMF seeks to ensure that the site is brought forward in a comprehensive manner, the phasing provisions of the HRWMF explicitly recognise existing land ownership and incremental development that does not prejudice delivery of the masterplan as a whole has been accepted.

6.3.7 The site itself is not identified for any particular land use within the HRWMF, nor is it allocated for development either in isolation or as part of a wider phase of regeneration. Rather, the HRWMF notes that the High Road is to be enhanced through a programme of refurbishments to the existing Victoria buildings stock in a manner that is complementary to the rest of the masterplan area to its west, as part of creating an attractive shopping destination for location people and visitors, with a broad mix of shops, a wider range of foods and service that better service

the local community and attract new visitors. Officers consider that the proposed scheme is consistent with the HRWMF.

*Principle of the Proposed Non-residential Uses*

- 6.3.8 Policy SP10 seeks to protect and enhance Haringey's town centres, according to the borough's town centre hierarchy and Policy DM41 promotes new retail in town centres. Policy DM43 designates the Tottenham Road North Local Shopping Centre (34) and encourages retail use of ground floors with active frontages. AAP Site Allocation NT5 seeks to enlarge the Tottenham Road North Local Centre or create a new local centre.
- 6.3.9 Strategic Policy SP8 supports the provision of office space as part of mixed-use development in town centres. Policy DM45 seeks to optimise the use of land and floorspace within town centres by encouraging new mixed-use development including new shops and commercial premises, having regard to (amongst other things) the role and function of the town centres, compatibility with existing and proposed uses and provision of separate access to residential.
- 6.3.10 Strategic Policy SP16 sets out Haringey's approach to ensuring a wide range of services and facilities to meet community needs are provided in the borough. Policy DM49 supports proposals for new social and community facilities where (amongst other things), they are accessible by public transport, are located within the community that they are intended to serve, protect residential amenity.
- 6.3.11 The proposed retail use would have an active frontage on to the High Road and ground floor, and incorporate separate access to proposed dentist/office and housing in Blocks A and B. As such, it accords with Policy SP10, Policies DM 41 and 43 and the Site Allocation and Local Plan Policy DM43. The proposed small dentist/office space on the first floor of Block A would provide a replacement or new facility in the town centre that would be accessible to all by lift and, subject to noise mitigation measures, safeguard the amenity of existing and proposed residents. As such, it accords with Strategic Policies SP8, SP16 and Policies DM 43 and 45.

*Principle of Provision of Housing*

- 6.3.12 London Plan Policy 3.3 sets a target for the Council to deliver a minimum of 15,019 homes per year in the period 2015-2025. The Intend to Publish London Plan Policy H1 and Table 4.1 of the draft London Plan sets Haringey a 10-year housing target of 19,580 homes between 2019/20 and 2028/29. Policy SP2 states that the Council will maximise the supply of additional housing to meet and exceed its minimum strategic housing requirement.
- 6.3.13 The Tottenham AAP identifies and allocates development sites with the capacity to accommodate new homes. The wider High Road West area is allocated in the

AAP (NT5) as an appropriate place for residential development alongside a mix of other uses and call for a minimum of 1,400 homes and a net increase of 1,200 homes). Of the 1,400 dwellings anticipated, 222 homes have already been developed in the form of the Cannon Road housing area (HGY/2012/2128). In addition, planning permission has been granted for 316 homes on the Goods Yard site (HGY/2018/0187) and 330 homes on the site of Nos. 867-879 High Road. This leaves 532 dwellings still to be provided. The application scheme would make a small but welcome contribution towards this number, resulting in a net increase of 7 homes (assuming that the vacant upper floors of Block A previously accommodated 2 flats).

6.3.14 Given the above, the principle of the provision of new homes on the site (alongside a mix of other uses) is acceptable. All of the proposed homes would be private for sale or rent. An assessment of the amount of proposed housing and the dwelling mix is set out below.

6.3.15 Policy DM13 makes clear that the Council will seek the maximum amount of affordable housing when negotiating on schemes with site capacity to accommodate more than 10 dwellings. It goes on to state that the affordable housing requirement will apply to (amongst other things) additional residential units proposed above that provided by unimplemented permitted development. At approx. 70sqm, the proposed dentist/office space on the first floor of Block A could be converted to one/two-bedroom residential flat in the future. It is important to ensure that a contribution towards the provision of affordable housing is made should this happen. Officers recommend that subject to viability, a s106 planning obligation secures appropriate financial contributions towards the off-site provision of affordable housing should the applicant convert this space to a residential dwelling.

#### *Principle of the Development – Summary*

6.3.16 The further incremental development of Site Allocation NT5 is acceptable in principle, as it should not prejudice the future development of adjoining land, or frustrate the delivery of Site Allocation NT5 or wider area outcomes sought by the site allocation or the HRWMF. The provision of housing, with a ground floor shop and a small dentist/office unit is acceptable in principle. Provision needs to be made for a financial contribution towards affordable housing, should the 10-unit threshold be reached in the future.

## **6.4 Development Design**

### *Policy Background*

6.4.1 The revised 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.

- 6.4.2 The HRWMF shows a retained Percival Court forming a new east-west route, with new small courtyard blocks with communal roof terraces developed behind the High Street.

*Quality Review Panel Comments*

- 6.4.3 Haringey's Quality Review Panel (QRP) has assessed the scheme in full at pre-application stage (on 6 November 2019). At that time, the applicant was intending to retain the High Road façade and re-build behind. The Panel's view was the existing façade of 807 High Road was not an original building and not significant enough to merit retention, which is a very costly and complex technical process. It would encourage the design team to instead invest those resources in the creation of a high-quality new building for 807 High Road. Exploration of either a contemporary architectural approach or a contextual approach would be supported. The proposed loss of the existing building is discussed under Heritage below.

*Building Scale, Form and Massing*

- 6.4.4 Local Plan Policy DM9 makes clear that, where sensitive redevelopment of sites and buildings in Conservation Areas are acceptable in principle, proposed development must be compatible with and/or complement the special characteristics and significance of the area.
- 6.4.5 The proposed two linked four-storey blocks with a shared courtyard space would provide an active ground floor frontage to the High Road, with a separate pedestrian access for the residential and commercial uses at upper floors and to Block B at the rear. Block B would introduce much needed natural surveillance of Percival Court, whilst safeguarding the development potential of buildings/land to the west and (subject to recommended planning conditions discussed under Noise and Trees below), the commercial activity and residential amenity of occupiers of Nos. 803-805 and No. 809 High Road. As such, officers consider that the proposed layout is a good response to site constraints and opportunities and is considered acceptable.
- 6.4.6 Whilst the proposed High Road frontage building (Block A) would be a storey taller than the existing three-storey building it would replace, the proposed fourth-storey would be set in the roof space back behind a parapet line that would be the same height as the existing parapet height of Nos. 803-805. The proposed roof that would extend above this line would include 'chimney stacks' on either edge

of the building three dormers that would be visible above the parapet. The raised parapet would be above the existing parapet to No. 809. The submitted drawings and photomontages show how this increased building height and the proposed flank wall and 'chimney stack' would be seen rising above the roof line of No. 809. However, these demonstrate that this would be consistent with other terraces along the western side of the High Road, which are characterised by terraces that include buildings of varying height.

- 6.4.7 The first-floor rear elevation of Block A would open out on to the proposed communal garden space sitting on top of the covered yard and external balconies would provide private amenity space at second and third floor levels. A protruding covered staircase would sit against and rise above a rear return to Nos. 803-805 High Road.
- 6.4.8 The proposed fourth-storey of Block B, in the form of a light-weight series of east-west roof pitches, would be set in behind a parapet from the Percival Court elevation and would present a brick elevation to the Court (with a long-perforated metal panels to the ground floor covered yard). Similarly, the fourth storey would also be set in from the elevation to the pub garden at the Bricklayers Arms (Nos. 803-805 High Road). The southern brick elevation to the pub garden would include a number of small windows (with opaque glazing) at first and second storey level, and other windows inset behind balconies.
- 6.4.9 The drawings and photomontages also demonstrate the proposed four-storey rear building (Block B) (which would be 2-3m taller than Block A) would not be seen from the footway on the eastern side of the High Road, and if glimpsed at all from further back along Northumberland Park, it would not be prominent. Its visibility and impact from when seen from the west from the existing Peacock Industrial Estate/wider High Road West site would also be acceptable.
- 6.4.10 The existing High Road building includes a high internal step formed by a raised concrete slab. The proposed replacement building would remove this and would provide a more accessible ground floor.

#### *Development Density*

- 6.4.11 London Plan Policy 3.4 indicates that a rigorous appreciation of housing density is crucial to realising the optimum potential of sites. This approach to density is reflected in the Tottenham AAP. However, Intend to Publish London Plan Policy D3 proposes to remove the density matrix and advocates a design-led approach to optimising development, based on responding to context, public transport accessibility and social infrastructure needs.
- 6.4.12 A key principle of the HRWMF is to achieve appropriate residential densities corresponding to guidelines set out by the Mayor in relation to public transport accessibility levels.

- 6.4.13 The applicant proposes 9 residential units, the site is 0.06 Hectares (Ha) in size and has a PTAL rating of 4/5. The proposal would contain 23 habitable rooms. This would amount to a density of 150 units per hectare (u/ha) and 383 habitable room/hectare (hr/ha).
- 6.4.14 The adopted London Plan sets a target range of 70-260 u/ha and 200–700 hr/ha for schemes with an average hr/unit of 2.7-3.0, a PTAL of 4-6 and an ‘Urban’ character. The proposed density sits within the London Plan’s relevant indicative range. Furthermore, the proposed density is the product of a design-led, contextual approach that makes provision for social infrastructure. As such, officers consider it to be acceptable.

*Building Appearance and Materials*

- 6.4.15 The proposed elevation to the High Road is a five-bay symmetrical composition, centred around central windows at first and second storey level and a centralised dormer window in the roof space above. The brick façade would also include a centralised recessed brick panel, to emphasis this symmetry and bring texture to the faced.
- 6.4.16 Revisions made in response to comments made by officers and Historic England have provided further details of the proposed High Road and northern elevation of Block A, including sections through the proposed parapet/roof line. The detailed design comprises English bond stock brickwork with flush pointing in white mortar, two ‘chimney stacks’ and pots, a slate roof with metal sided dormer windows, painted timber window frames set within reveals, red gauged brick window lintels, concrete window cills and a timber shopfront (with roller shutters concealed behind the fascia panel). These are also considered acceptable, subject to recommended planning conditions reserving details (including shop shutters, to ensure perforated/lattice, rather than solid) and the final choice of external brick.
- 6.4.17 Block B would present a brick elevation to Percival Court (with a long-perforated metal panels to the ground floor covered yard and proposed car parking space), with the metal profiled light-weight fourth floor rising above. The rear elevation of Block A would also use metal cladding for the proposed top floor and protruding staircase. Following comments by officers, the application has been revised to include an external canopy and lighting above the proposed residential entrance to Block B, to make housing here more attractive and safer.
- 6.4.18 Officers are satisfied that, subject to the recommended planning conditions reserving details of external materials, shopfront/shutter, cill, lintel and gable details, the proposed development would represent a high quality and sensitive development in this part of the Conservation Area.

*Landscaping*

6.4.19 The proposed communal amenity space at first floor level provides the opportunity to incorporate tree and other planting to help introduce welcome urban greening to the area. It is recommended that details are reserved by planning condition.

*Secured by Design*

6.4.20 Local Plan Policy DM2 states that new development should have regard to the principles set out in 'Secured by Design'. Crime rates are relatively high across the borough and are particularly high in Northumberland Park Ward. The applicant's design team has met with the Metropolitan Police's Designing Out Crime Officer, who has identified a number of site-specific issues, including: the proposed joint residential and commercial pedestrian access.

6.4.21 Revisions following comments by TfL mean that residential and commercial cycle parking area are now separate. In addition, given the current lack of natural surveillance of and potential nefarious activities in Percival Court. Revisions to the application include the introduction of a glazed canopy above the proposed pedestrian entrance on Percival Court and it is recommended that a planning condition requires details of this canopy and external lighting to ensure that they help provide an attractive and safe entrance to homes in Block B and to the proposed covered yard area. It is recommended that planning conditions require Secured by Design accreditation.

*Fire Safety and Security*

6.4.22 Policy D12 in the Intend to Publish London Plan makes clear that all development proposals must achieve the highest standards of fire safety and requires all major proposals to be supported by a Fire Statement.

6.4.23 The submitted Fire Strategy notes that a fire engine parked on the High Road would be more than the recommended 45m away from some parts of the proposed buildings. As such, both stair cores require dry risers to be installed. The London Fire Brigade has commented that inlets for the risers should be located on the external wall of the building within 18m of a parked fire engine. The applicant has confirmed that the nearest stair core to the High Road would include an inlet in the external wall, which would be within 18m of the High Road and visible from a parked fire engine.

6.4.24 The London Fire Brigade strongly recommends the installation of sprinklers. The applicant has responded that the proposed western stair core would be greater than 18m from the dry riser inlet and in order to give the fire service more time to arrive at the flat of fire origin a Category 3 sprinkler system to BS9251 would be provided to Block B as a compensatory feature with minimum operational water supply of 30 minutes and control the fire until fire service arrival.



- 6.4.25 It is recommended that the implementation of the submitted Fire Strategy is secured by condition, in accordance with the Mayor of London's emerging guidance.

*Building Regulations approval*

- 6.4.26 The development would be required to meet the Building Regulations in force at the time of its construction – by way of approval from a relevant Building Control Body. As part of the plan checking process a consultation with the London Fire Brigade would be carried out. On completion of work, the relevant Building Control Body would issue a Completion Certificate to confirm that the works comply with the requirement of the Building Regulations.

*Development Design – Summary*

- 6.4.27 The proposals are well designed and promise to be a polite insertion into the Conservation Area and High Road frontage, including an active frontage through a well-designed shopfront, to the High Road and appropriate more private frontage to Percival Court. Above there would be good quality residential accommodation, in a mix of smaller flat sizes appropriate to this high street and back of high street location, with a good podium level private amenity area, as well as private balconies to all flats and good outlooks and privacy. It is recommended that conditions reserve details and external materials. The proposed density is consistent with a design-led approach to optimising development potential.

**6.5 Heritage Conservation**

- 6.5.1 Paragraph 196 of the revised NPPF sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.5.2 London Plan Policy 7.8 is clear that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. The draft London Plan Policy HC1 continues this approach and places an emphasis on integrating heritage considerations early on in the design process.
- 6.5.3 Policy SP12 of the Local Plan seeks to maintain the status and character of the borough's conservation areas. Policy DM6 continues this approach and requires proposals affecting conservation areas and statutory listed buildings, to preserve or enhance their historic qualities, recognise and respect their character and appearance and protect their special interest.
- 6.5.4 Local Plan Policy DM9 D states 'Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive

redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.'

- 6.5.5 Policy AAP5 speaks to an approach to Heritage Conservation that delivers “well managed change”, balancing continuity and the preservation of local distinctiveness and character, with the need for historic environments to be active living spaces, which can respond to the needs of local communities.
- 6.5.6 Policy NT5 requires consistency with the AAP’s approach to the management of heritage assets. The High Road West Master Plan Framework’s approach to managing change and transition in the historic environment seeks to retain a traditional scale of development as the built form moves from the High Road to inward to the Master Plan area.
- 6.5.7 The HRWMF promotes the adaptable reuse of heritage assets with appropriate future uses identifying how various individual buildings will be used, what works they will require including restoration and refurbishment works to adapt to the proposed use.

*Legal Context*

- 6.5.8 The Legal Position on the impact of heritage assets is as follows. Section 72(1) of the Listed Buildings and Conservation Areas Act 1990 provides: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.
- 6.5.9 Section 66 of the Act contains a general duty as respects listed buildings in exercise of planning functions. Section 66 (1) provides: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
- 6.5.10 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) intended that the desirability of preserving 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.”

- 6.5.11 The judgment in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says 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 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. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. 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 or a Historic Park, it must give that harm considerable importance and weight.
- 6.5.12 The authority's assessment of likely harm to the setting of a listed building or to a conservation area remains a matter for its own planning judgment but subject to giving such harm the appropriate level of weight and consideration. As the Court of Appeal emphasized in Barnwell, 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.
- 6.5.13 The presumption is a statutory one, but it is not irrebuttable. 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 strong statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.5.14 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 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.

#### *Assessment of Significance*

- 6.5.15 The North Tottenham Conservation Area is included in Historic England's Heritage at Risk Register (2015), which records the Area's condition as 'very bad', but recognises that the overall trend is 'improving'. Significant development has taken place in and close to the Conservation Area in recent years (most notably THFC's stadium and improvements to Listed Buildings in the Club's ownership) and the Area is the subject of the Townscape Heritage Initiative, which is grant-funding façade improvement projects along the High Road.
- 6.5.16 The Council's North Tottenham Conservation Area Appraisal identifies No.807 (or at least the frontage building, plus the single-story rear extension as far back

as the back of No. 809-11) and the whole of the single-story rear extension alongside along the northern boundary to be “Neutral”. Other buildings on the site are not assessed in the appraisal. Map regression research shows that an original building with coach entrance to a rear courtyard was replaced between 1936 and 1956 and that it is very likely that the current buildings were erected at the end of the 1940’s. It has been altered since this date.

- 6.5.17 In its original advice letter, Historic England noted that the existing High Road building has the appearance of a Victorian commercial building, highlights some good quality detailing at first floor level and considers that the this building makes a limited-positive contribution to the Conservation Area, though the ground floor shop front is much altered and of poor quality. Officers maintain that whilst the High Road frontage building was sensitively built to blend in with the mixed informal character of the west side of the road, the existing buildings are of relatively little architectural or historic merit and are not considered to be a ‘heritage asset’ (as defined in the glossary of the NPPF).

*Loss of the existing buildings*

- 6.5.18 Planning permission was granted in 2006 for the redevelopment of the site and whilst this permission has now lapsed, it reflected the assessment of the value of the existing buildings made at that time. Officers continue to consider that the modest quality and contribution to the Conservation Area offered by the existing High Road frontage building at No. 807, as well as its deep, poorly developed rear site, means that a high-quality replacement infill building is acceptable in principle. The existing buildings that front Percival Court are low quality and their loss is also acceptable in principle.
- 6.5.19 Paragraph 1.2.3 of the North Tottenham – Conservation Area Appraisal and Management Plan states that “In spite of [these] changes the townscape retains a high degree of historical continuity, maintaining a contained linear street pattern forming a sequence of linked spaces and sub spaces, and with a notable variety and contrast in architectural styles and materials. The street width and alignment very much still follow the form established by the mid-19th century. There are good surviving examples of buildings dating from the 18th and 19<sup>th</sup> centuries including outstanding groups of Georgian houses and mid and late-Victorian shopping parades illustrating the changes to this building type in scale and style, together with examples of the inter-war style of the mid-20th century.”
- 6.5.20 The principle of redevelopment is supported by the QRP, (see para. 6.4.3) above and whilst Historic England consider that the existing High Road frontage building is of some merit (believing that it represents a highly contextual response to the historic townscape that contributes to local character), it does agree that it could be replaced subject, to the design quality of its replacement. The Conservation Area Committee raises no objection to the loss of the existing buildings.

*Quality of the proposed replacement building*

6.5.21 The design of the proposed buildings is discussed under Design Development above. Following assessment of the scheme as submitted and taking account of the initial comments from Historic England and those of the Conservation Area Committee, officers requested more detailed drawings and material specification for the eastern (High Road) and northern facades (where the building would rise above its neighbour at No. 809-811) of Block A. The application as revised provides a good level of detail and officers are satisfied that, subject to the recommended planning conditions reserving details of external materials, shopfront/shutter, cill, lintel and gable details, the proposed development would represent a high quality and sensitive development in this part of the Conservation Area.

6.5.22 In response to Historic England's residual concerns in relation to gauge arches and choice of the proposed main brick, the recommended conditions would allow further detailed consideration of these elements.

*Setting*

6.5.23 The two neighbouring properties on both sides of the application site on the High Road frontage, Nos. 803-805 (The Bricklayers public house) and No. 809-11 (Domino's Pizza) are both Locally Listed. The neighbouring property to the immediate west of the application site, a two-story flat roofed building which appears to open off Chapel Place, a yard that opens off White Hart Lane to the south-west of the site, is also not assessed in the appraisal, although the former Catholic Chapel beyond it is also Locally Listed. Officers consider that photomontages submitted in support of the application demonstrate that the proposed buildings would not harm the setting of these buildings, or of the wider part of the Conservation Area when viewed from the High Road and that Building B at the rear would not be visible at pedestrian level from the eastern side of the High Road opposite or along Northumberland Park.

6.5.24 The proposed High Road frontage building would be directly opposite Northumberland Terrace, including the early 18<sup>th</sup> Century Georgian town houses Nos. 808-812 High Road (Grade II\* Listed), Victorian infill buildings at Nos. 804-806 High Road (Conservation Area Contributor), and mid-18<sup>th</sup> Century buildings (Grade II Listed) at Nos. 798 to 802, the refurbished No. 796 High Road (Percy House – Grade II\*), No. 794 High Road (Grade II); No. 792 High Road (Grade II); and No. 790 High Road (Dial House – Grade II\*). Officers are satisfied that the proposed development would not harm the setting of this important collection of heritage assets.

*Heritage Conclusion*

6.5.25 The loss of the existing buildings is acceptable in principle and the proposed replacement buildings represent high-quality contextual response the surrounding area. The proposed development would safeguard the character and appearance of North Tottenham Conservation Area and the setting of adjoining Locally Listed Buildings and the mainly Listed Northumberland Terrace on the east side of the High Road. Given this, the proposal complies with relevant policies and as no harm is identified, there is no need to engage with paragraph 196 of the NPPF. It is recommended that a planning condition requires that a contract or contracts have been let to build the replacement buildings before the existing buildings are demolished.

## 6.6 Housing mix and residential quality

### *Dwelling Unit Mix*

6.6.1 London Plan Policy 3.8 requires new residential developments to offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors. Strategic Policy SP2 and Policy DM11 of the Council's Development Management DPD continue this approach.

6.6.2 Policy DM11 states that the Council will not support proposals which result in an overconcentration of 1 or 2 bed units overall unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes. A key principle around homes set out in the HRWMF is provision for a mix of housing sizes, types and tenures.

6.6.3 The dwelling mix for the scheme is set out below in Table 1 below

**Table 1: Dwelling mix.**

<b>Bedroom Size</b>	<b>No. of Units</b>	<b>% by unit</b>	<b>Hab. rooms</b>	<b>% by Hab. rooms</b>
1 bed 2 person	5	55.5%	10	43.5%
2 bed 3 person	2	33.5%	9	39%
2 bed 4 person	1			
3 bed 5 person	1	11%	4	17.5%
<b>Total</b>	<b>9</b>	<b>100%</b>	<b>23</b>	<b>100%</b>

6.6.4 Officers consider that the proposed mainly one-bed mix is appropriate for the characteristics of a small, relatively constrained site next to the High Road.

6.6.5 London Plan Policy 3.5 sets out housing quality, space, and amenity standards, with further detail guidance and standards provided in the Mayor's Housing SPG. This approach is continued in the draft London Plan by Policy D4. Strategic Policy SP2 and Policy DM12 reinforce this approach at the local level.

*Unit Aspect*

- 6.6.6 With the exception of Flat 4, a 1-Bed home on the second floor of Block B, which would be single-aspect east facing, all proposed homes would be dual aspect. The orientation and dual aspect nature of the proposed housing would help ensure high-quality accommodation.

*Indoor and Outdoor Space Standards*

- 6.6.7 All of the proposed flats would provide private amenity space in the form of balconies and terraces, in accordance with the minimum size and spatial qualities called for adopted London Plan Policy 3.5 and Intend to Publish London Plan Policy D6. In addition to the proposed private balconies, a central landscaped podium would be provided between the two blocks, providing dedicated amenity space for residents (Approx. 111.5sqm of communal amenity space alongside an additional 10.52sqm of additional play space).

*Accessible Housing*

- 6.6.8 Local Plan Policy SP2 and Policy 3.8 of the adopted London Plan require that at least 10% of all new homes meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and that all other dwellings meet Building Regulation M4(2) 'accessible and adaptable dwellings.'
- 6.6.9 Flat 8 (2-bed 3-person) on the third floor of Block B would be built to be 'wheelchair user dwelling'. This would represent 11% of the proposed flats. All other flats would be built to be 'accessible and adaptable dwellings.' Flat 8 would be served by a single lift in Block B and would have access to a disabled parking space in an integrated garage accessed from Percival Court.

*Child Play Space*

- 6.6.10 Policy 3.6 of the London Plan seeks to ensure that development proposals include suitable provision for play and recreation and Intend to Publish London Plan Policy S4 continues this approach. Local Plan Policy SP2 requires residential development proposals to adopt the GLA Child Play Space Standards and Policy SP13 underlines the need to make provision for children's informal or formal play space. The Mayor's SPG indicates at least 10 sqm per child should be provided.
- 6.6.11 Using the GLA's Population Yield Calculator (October 2019), the proposed dwelling mix for private homes with a PTAL of 5-6 would generate 1.5 children (1 between 0 and 5-years old). The proposed communal amenity space, incorporating dedicated play space, meets the policy requirements.

*Daylight/Sunlight/overshadowing – Future Occupiers*

6.6.12 The submitted Daylight and Sunlight Assessment finds that a number of proposed rooms fail VSC (notably some windows on the first floor of Block B). However, generally the proposed development performs well in terms of daylight with 100% of rooms tested achieving the NSL and 95% of rooms achieving the ADF levels required under the BRE guidance. The Assessment also finds that the proposed development performs well in terms of sunlight, with most of the relevant rooms achieving the recommended APSH criteria. The proposed podium level communal amenity space falls marginally below BRE guidelines (receiving 2 hours sunlight over 43% of its area on March 31, as opposed to the guideline standard of 50%). Overall, officers are satisfied that the proposed housing would benefit from a good level of daylight and sunlight.

*Noise – Future Occupiers*

6.6.13 The submitted Noise Impact Assessment is based on a noise survey that was carried out in February 2020 (before the COVID-19 lockdown), so measurements should be representative of 'normal' traffic. The Assessment considers the likely requirements for the specification of both building fabric and glazing for proposed flats and office use in Block A and it is recommended that details of these are secured by way of a planning condition.

6.6.14 The non-residential unit of the first floor of Block A could be used as a dentist surgery. This raises concern about adverse noise impacts on residents of existing flats either side (in Nos. 805 and 809 High Road) and the proposed new flat directly above. The submitted Noise Impact Assessment recommends that, to mitigate against the noise of high-speed dental drills, the structure around the surgery room would need to have a noise reduction requirement of 60dB, which would necessitate a continuous, reinforced concrete slab of at least 300mm thickness, walls of solid concrete blockwork and a suitably designed lobby as an entrance into the surgery. It is recommended that details of such measures are secured by way of a planning condition, before any dentist practice occupies this space.

6.6.15 A standard condition is recommended to control noise from any mechanical plant associated with the proposed uses.

*Housing mix and Residential Quality - Summary*

6.6.16 Officers consider that the proposed mainly one-bed mix is appropriate for the characteristics of a small, relatively constrained site next to the High Road. The proposed homes would provide high-quality accommodation, being mainly dual aspect, meeting indoor and outdoor space requirements (including one 'wheelchair accessible' home) and providing sufficient play space. Subject to conditions, the proposal would also ensure a satisfactory residential environment in terms of daylight, sunlight and noise.



## 6.7 Impact on Amenity of Adjoining Occupiers

6.7.1 London Plan Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Policy DM1 states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

### *Overlooking/privacy*

6.7.2 The southern elevation of Block B would have 4 small obscure glazed windows in the boundary wall looking on to the Bricklayers Arms pub garden. It is recommended that a planning condition ensures that these are installed and retained in this manner and this should safeguard the privacy of both the customers of the pub and future residents.

6.7.3 The proposed homes in Block B would face on to existing homes on the upper floors of No. 805 and Nos. 809-811 High Road.

6.7.4 A small secondary kitchen widow in proposed flats 2 and 5 on the first and second floors of Block B would be approx. 9m away from existing windows on the upper floors of No. 805 High Road. However, it is proposed that these would be fitted with opaque glazing and, subject to a planning condition securing this, officers consider this to be acceptable. There would also be a less direct outlook from the proposed main living room windows (approx. 7m) and balconies of the proposed flats and existing homes on the upper floors of No. 805. However, subject to a condition requiring an opaque glazed screen along the southern edge of the proposed balconies, this proposed relationship is also considered acceptable.

6.7.5 Proposed Flats 1 and 3 on the 1<sup>st</sup> and second floors of Block B would be between 14 and 15m away from existing homes on the upper floors of Nos. 809-811 High Road (with balconies being closer). However, the proposed landscaping and parapet walling at first floor level the proposed balcony details at second floor level would help ensure that privacy is safeguarded.

### *Daylight/Sunlight Assessment*

6.7.6 The impacts of daylight provision to adjoining properties arising from proposed development is considered in the planning process using advisory Building Research Establishment (BRE) criteria. A key measure of the impacts is the Vertical Sky Component (VSC) test. In conjunction with the VSC tests, the BRE guidelines and British Standards indicate that the distribution of daylight should be assessed using the No Sky Line (NSL) test. This test separates those areas of a 'working plane' that can receive direct skylight and those that cannot.

- 6.7.7 If following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value, this will be noticeable to the occupants and more of the room will appear poorly lit.
- 6.7.8 The BRE Guide recommends that a room with 27% VSC will usually be adequately lit without any special measures, based on a low-density suburban model. This may not be appropriate for higher density, urban London locations. The NPPF 2019 advises that substantial weight should be given to the use of 'suitable brownfield land within settlements for homes...' and that LPAs should take 'a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site'. Paragraph 2.3.47 of the Mayor's Housing SPG supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city. Officers consider that VSC values in excess of 20% are reasonably good and that VSC values in the mid-teens are deemed acceptable.
- 6.7.9 The acceptable level of sunlight to adjoining properties is calculated using the Annual Probable Sunlight Hours (APSH) test. In terms of sunlight, the acceptability criteria are greater than 25% for the whole year or more than 5% between 21st September and 21st March.
- 6.7.10 The submitted Daylight and Sunlight Assessment also tests the likely impacts on existing homes in neighbouring properties either side of the site (Nos. 803, 805, 811 and 813 High Road) and opposite on the east side of the High Road (Nos. 804/06 and 808/810/812).
- 6.7.11 Of the 63 windows tested in terms of daylight (VSC), 61 or 97% pass. The two windows that fail and would suffer a minor adverse impact are first floor windows to homes in Nos. 803 and 805 High Road. However, the window at No. 803 only marginally fails (being left with 77% of existing light, as opposed to 80%) and the window at No. 805 would be left with 69% of its former value and a VSC of 24.07 (when 27% is the nation-wide guideline and 15% has been considered acceptable in dense urban contexts). Furthermore, the applicant has confirmed its understanding that this room is a bedroom and that the room would be likely to achieve an Average Daylight Factor (ADF) of 1% post development and the impact is considered to be negligible.
- 6.7.12 Of the 63 windows tested in terms of sunlight (APSH), 60 or 95% pass. The three windows that fail and would suffer a minor adverse impact are in No. 803. However, given that these rooms would have acceptable internal daylight, a minor adverse impact on sunlight is considered acceptable.

### *Noise*

- 6.7.13 Noise associated with the possible dentist surgery use of the first floor of Block A and mechanical plant, discussed in relation to the amenity of future occupiers, is also relevant for the amenity of existing neighbouring residents.
- 6.7.14 The site is next to the Bricklayers Arms pub, which has a rear beer garden. Proposed Flats 4, 7 and 9 in Block B would be located adjacent to the garden and could suffer from noise, including when LBTH fans gather to watch screened games. London Plan Policy D12 (Agent of Change) puts the onus on applicants to demonstrate that their proposed development is designed to take account of existing uses, so that it does not threaten established businesses.
- 6.7.15 The submitted Noise Impact Assessment reports on a noise survey undertaken during a screening of a THFC European cup match and concludes that the proposed buildings would need to incorporate the same type of double glazed windows on the rear and side facades as required for the High Road façade, together with secondary glazing panels, 100mm inside the double-glazed units, which could be designed to slide away when not required. It is recommended that details of such measures are secured by way of a planning condition.

*Amenity Impacts – Summary*

- 6.7.16 Amenity impacts must be considered in the overall planning balance, with any harm weighed against expected benefit. There would be some adverse impacts on amenity, as outlined above. However, officers consider that, subject to the recommended planning conditions, the level of amenity that would continue to be enjoyed by neighbouring residents is acceptable, given the benefits that the proposed scheme would deliver.

**6.8 Transportation and Parking**

- 6.8.1 The revised NPPF (February 2019) is clear at Paragraph 108 that in assessing development proposals, decision makers should ensure that appropriate opportunities to promote sustainable transport modes have been taken up.
- 6.8.2 London Plan Policy 6.1 seeks to support development that generates high levels of trips at locations with high levels of public transport accessibility. This policy also supports measures that encourage shifts to more sustainable modes and promotes walking by ensuring an improved urban realm. London Plan Policies 6.9 and 6.10 address cycling and walking, while Policy 6.13 sets parking standards.
- 6.8.3 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 approach is continued in DM Policies DM31 and DM32.

- 6.8.4 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
- 6.8.5 A key principle of the High Road West Master Plan Framework (HRWMF) is to create a legible network of east-west streets that connect into the surrounding area, existing lanes off the High Road pocket parks and other open spaces.

#### *Accessibility*

- 6.8.6 The site is located directly adjacent to a northbound bus stop on High Road, with the southbound stop less than 100m from the site on the other side of the High Road. There are also bus stops on Northumberland Park and White Hart Lane within 400m of the site. The High Road is served by four high-frequency bus routes (Nos. 149, 259, 279, 349) and night bus No. N279. White Hart Lane is served by night-bus No. W3. White Hart Lane London Overground Station is located about 250m to the south and Northumberland Park is approx. 1km to the east. The site has a PTAL of 5 and the Cycle Superhighway 1 is accessible from Church Road, approx. 400m to the south.

#### *Site Access*

- 6.8.7 Percival Court, a private shared access ‘lane’, is immediately to the north of the site creates a non-signalised junction with the High Road, within an Advanced Cycle Stopline on the High Road approach arm. Percival Court is two-way, but is 2.78m wide at its narrowest point and can only facilitate vehicular movements in one direction at a time. The Court would provide a frontage to the proposed covered yard and Block B.
- 6.8.8 The submitted Transport Assessment includes a swept path plot that details the manoeuvres made to enter and leave the proposed covered yard a car and, given the potential use of the proposed shop unit as a funeral director, a hearse. These demonstrate that these movements could be made in forward gear. However, a hearse or similar longer wheelbase van would need to sweep out in to the right-hand northbound lane on the High Road to make the manoeuvre. The submitted Transport Assessment states that this would be restricted to off-peak periods. However, vehicles must be expected to enter or leave the yard at any time and it would not be appropriate to seek to restrict access to certain times. Whilst not ideal, given the likely limited number of movements, such manoeuvres would be acceptable.

*Car Parking*

- 6.8.9 The site is located within the Tottenham North Controlled Parking Zone (CPZ) (restrictions Monday-Saturday, 08.00 to 18.30) and within the Tottenham Event Day (TED) CPZ. A single disabled persons parking bay is proposed within the covered yard for use by the commercial occupier.
- 6.8.10 As there are less than 10 residential units, there is no policy requirement to provide a blue badge car parking space for the proposed 'wheelchair accessible' home. Nevertheless, the proposed covered residential car parking space for the proposed 'wheelchair accessible' home is welcomed.
- 6.8.11 The Transport Assessment refers to the covered yard possibly accommodating two hearses, and swept path analysis shows how two hearses/large cars could access and be accommodated within the covered yard.
- 6.8.12 It is recommended that a s106 planning obligations ensure that residents, other than Blue Badge holders, are not able to secure a parking permit to park on public highways (meeting the Council's costs of £4,000).

*Cycle Parking*

- 6.8.13 To meet Intend to Publish London Plan Policy T5 requirements, 16 long-stay cycle parking spaces and 2 short- stay visitor spaces are proposed, together with 6 long/short-stay commercial parking spaces.
- 6.8.14 Initially a single cycle storage room was proposed for both residential and commercial cycle parking spaces. However, following comments by officers, TfL and the Designing out Crime Officer, the proposed scheme has been revised so that the proposed storage room is exclusively for residential cycle parking spaces (with provision for 20 cycles, including provision for 5% larger cycles), with 4 long-term commercial spaces proposed within the covered yard. The expected low car trip numbers, good visibility, space planning and ground markings of the yard space makes this acceptable.
- 6.8.15 The proposed scheme has also been revised to incorporate the four required short-stay commercial cycle parking spaces (2 x Sheffield cycle stands) within the proposed covered yard space.
- 6.8.16 These revised arrangements are acceptable, subject to a recommended planning condition reserving details of the proposed cycle parking system proposed for the residential cycle parking store room

*Delivery and Servicing*

- 6.8.17 South of the access to Percival Court is a service lay-by which offers 40-minute loading period 7:00am- 8:30pm (no return within 1 hour). The servicing demands

arising from the development are likely to be small in terms of total numbers of movements for both the residential and commercial uses (with the Transport Assessment estimating one or two vans per day and perhaps one or two large HGVs per week). It is expected that the loading bay would be used most of the time for visiting service vehicles and some service vehicles (of appropriate size) may take the opportunity to access Percival Court.

- 6.8.18 It is not expected that large HGVs such as refuse vehicles would enter Percival Court to collect waste or make deliveries. As discussed below under Waste, collection of residential waste and recycling would need to be from the High Road.

#### *Construction Activities*

- 6.8.19 It is recommended that a Construction Logistics Plan (CLP) (to comply with relevant TfL guidance) is required by planning condition, to help ensure safe and reliable deliveries and reduced congestion/environmental impact.

#### *Transportation - Summary*

- 6.8.20 Subject to the recommended planning conditions and s106 planning obligations referred to above, the proposals would be acceptable from a transportation perspective.

### **6.9 Energy, Climate Change and Sustainability**

- 6.9.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and 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 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations (this is deemed to be broadly equivalent to the 40 per cent target beyond Part L 2010 of the Building Regulations, as specified in Policy 5.2 of the London Plan for 2015). Local Plan Policy SP4 requires a minimum of reduction of 20% from on-site renewable energy generation.
- 6.9.2 The London Plan 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 proximate 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.

#### *Lean Carbon Savings*

- 6.9.3 The proposed energy efficiency measures include levels of insulation beyond Building Regulation requirements, low air tightness levels, efficient lighting as well

as energy saving controls for space conditioning and lighting. These measures achieve overall regulated CO2 emission reductions of 16.79% for the proposed housing and 36.4% for the proposed non-residential space (above the Intend to Publish London Plan target of 10% regulated CO2 emission reductions for housing and 15% reduction for non-residential uses).

*Clean Carbon Savings*

- 6.9.4 The Council has committed plans to deliver a North Tottenham District Energy Network (DEN). This facility has an anticipated development programme to be ready to deliver heat to developments in 2023 (subject to change).
- 6.9.5 The proposed scheme has been designed so that it could be connected to the proposed DEN, via a pipe route from the High Road into the entrance corridor and on to the proposed plantroom at either ceiling level along the corridor, or via a floor trench with removable covers. The proposed plant room provided sufficient space for the future installation of a DEN manifold and associated controls, by the removal of the buffer vessel which would not be needed.
- 6.9.6 It is recommended that s106 planning obligations secure the following: (a) Submit a further revised Energy Strategy for LPA approval; (b) design scheme in accordance with generic specification to allow connection to North Tottenham DEN, (c) Pay Initial Carbon Offset Contribution based on connection to DEN, (d) Use all reasonable endeavours to connect to DEN and (e) if not connected within 10 years, pay an additional Deferred Carbon Offset Contribution.

*Green Carbon Savings*

- 6.9.7 The applicants intend to use centralised Air Source Heat Pump (ASHP) condensers to service the heating and hot water requirements for the residential and retail spaces located in the proposed main plant spaces. The proposed plantroom would contain an air source heat pump buffer vessel and pump set which would distribute heating water to the proposed flats (each flat containing its own heating interface unit).
- 6.9.8 The applicant is also proposing a 21-panel facing array would be provided on the south facing roof slopes of Building B. It is recommended that details of these panels are reserved by condition
- 6.9.9 The proposed green technologies would save 45.57% in emissions over the Building Regulations (2013) Part L standards.

*Overall Carbon Savings*

- 6.9.10 The Applicant's revised Energy Statement sets out how the three-step Energy Hierarchy has been implemented and estimates that site-wide regulated CO2

savings would be 74.8% over Part L Building Regulations (2013), more than double the 35% called for by planning policy.

- 6.9.11 The proposed scheme would achieve 74.19% carbon savings on the domestic element of the scheme and 50.9% savings on the non-domestic scheme. To achieve 'zero carbon' for the residential portion of the scheme, the applicant's revised Energy Statement estimates that a total of 2.7 tonnes per annum of regulated CO<sub>2</sub>, equivalent to 81 tonnes over 30 years needs to be offset by financial contributions (81 x £95 per tonne = £7,695). The proposed non-domestic portion of the scheme achieves 35% carbon reduction and no carbon offset is therefore required.
- 6.9.12 However, officers are not wholly satisfied with the applicant's revised Energy and Sustainability Statement and it is recommended that a condition requires the submission and approval of an updated Statement before the commencement of development. It is also recommended that S016 planning obligations require the payment of an initial carbon offset amount upon commencement with a further deferred carbon offset payment made if no connection to a DEN is made within 10 years.
- 6.9.13 In accordance with Intend to Publish London Plan Policy SI 2, which introduces a fourth step 'Be Sean' to the Mayor of London's Energy hierarchy, it is recommended that a s106 planning obligation requires the applicants to submit data on energy use to the GLA, in accordance with the Mayor's 'Be seen' energy monitoring guidance' (currently pre-consultation guidance, April 2020).

### *Sustainability*

- 6.9.14 The applicant's submitted BREEAM Accredited Professional Stage 2 Report – Concept Design (pre-assessment) demonstrates that the non-residential element of the proposed scheme could achieve a BREEAM Rating of 74.41% - 'Excellent'. However, the applicant is unwilling to commit to this and it is recommended that a planning condition requires the issue of an accreditation certificate to certify for that a 'Very Good' rating has been achieved, in line with policy.

## **6.10 Flood Risk, Drainage and Water Infrastructure**

- 6.10.1 Development proposals must comply with the NPPF and its associated technical guidance around flood risk management. London Plan Policy 5.12 continues this requirement. London Plan Policy 5.13 and Local Policy SP5 expects development to utilize Sustainable Urban Drainage Systems (SUDS). Policy 5.14 requires proposals to ensure adequate wastewater infrastructure capacity is available.
- 6.10.2 Policies DM24, 25, and 29 continue the NPPF and London Plan approach to flood risk management and SUDS to ensure that all proposals do not increase the risk of flooding. DM27 seeks to protect and improve the quality of groundwater.



- 6.10.3 The site is predominantly located within Flood Zone 1 (Low Risk), but the eastern edge borders Flood Zone 2 (Medium Risk). It is also within a Critical Drainage Area. This potential flooding is associated with the culverted Moselle watercourse which runs under White Hart Lane and the High Road south of White Hart Lane. The risk of flooding from pluvial, groundwater (including over ground flow) and artificial sources has also been assessed and found to be low.
- 6.10.4 Flooding could be to a depth of 0.41m and 1.0m in the 1 in 100 year plus 20% climate change and 1 in 1000-year scenarios respectively. However, the proposed retail A1 ground floor use is classified as 'less vulnerable' and, in line with policy, it is acceptable for these areas to be subjected to flooding. The proposed 'more vulnerable' residential use is located at first floor and above, which would be at least over 3m above the potential modelled flood levels. It is recommended that a planning condition ensures that appropriate resilient measures to ground floor area are taken (such as the raising of electrical sockets and providing flood resilient construction materials).
- 6.10.5 It is proposed that runoff rates would be restricted to 1.8 l/s (which is three times the 1 in 100-year greenfield rate plus 40% climate change of 0.6 l/s). This would provide a betterment of approximately 77% when compared to the existing discharge rate (7.8 l/s). The applicant considers that this as close to the greenfield runoff rate as is practicable using SuDs and ensuring gravity discharge. In order to provide this restriction (which take account of a, a total attenuation volume of 43.2 cubic metres.
- 6.10.6 LBH Drainage officers raise no objection and no comments have been received from the Environment Agency or Thames Water.

## 6.11 Trees

- 6.11.1 The submitted Arboricultural Impact Assessment notes that the only tree of note within influencing distance of the property is an adjacent ash tree located within the rear beer garden of the Bricklayers Arms. The tree is of 'low quality and value' (being assessed as Category C). It has previously been topped at 3m and is growing immediately next to the boundary brick wall.
- 6.11.2 The Assessment proposes that the tree is removed, or if the Council or the owner do not agree to this, that it is heavily pollarded. The Council's Tree Officer comments that the tree is of limited value, having been subject to poor management previously and that it would be more appropriate to remove it and plant a more suitable species further away from the wall.
- 6.11.3 The proposed scheme enables the existing tree to be kept and also allows for the retention of the existing boundary wall to the pub beer garden, subject to further structural analysis of the wall, ground conditions and future Party Wall actions. It is recommended that planning conditions require the approval of details to protect the existing tree.

## 6.12 Ecology

6.12.1 Adopted London Plan Policy 7.19 indicates that whenever possible development should make a positive contribution to the protection enhancement creation and management of biodiversity. Local Plan Policy SP13 states that all development must protect and improve sites of biodiversity and nature conservation.

6.12.2 The site is currently devoid of vegetation and of no ecological value. The proposed communal amenity space provides the potential for some urban greening. It is recommended that landscaping details are reserved by planning condition to ensure that this maximises opportunities and that bird boxes and 'insect hotels' are incorporated.

## 6.13 Waste and Recycling

6.13.1 London Plan Policy 5.16 indicates the Mayor is committed to reducing waste and facilitating a step change in the way in which waste is managed. Local Plan Policy SP6 and Policy DM4 require development proposals make adequate provision for waste and recycling storage and collection.

6.13.2 The revised scheme incorporates separate residential bin and bulk storage areas in the covered yard area, within 25m of the High Road, enabling future residents to take out their waste and recyclables to the High Road frontage, near an existing lay by, on bin day It is recommended that a Residential Waste Management Plan that makes clear who is responsible for doing this.

6.13.3 A commercial waste store is included within the proposed covered yard to the shop. It would be for commercial tenants to arrange their own waste collection.

6.13.4 The submitted Site Waste Management Plan (SWMP) sets out a framework for future SWMP a plan and describes the measures to be implemented to ensure that the development is acceptable in terms of managing waste during the demolition and construction phases. It is recommended that a detailed plan to maximise the re-use and recycling of waste I secured by planning condition.

## 6.14 Land Contamination

6.14.1 Policy DM32 require 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.

6.14.2 The submitted Preliminary Risk Assessment concludes that, given the proposed end use, the overall risk rating for the site is assessed as 'low' and that given the Site history and the proposed development, intrusive investigation to further

quantify the contamination status of the site is not required. However, it goes on to recommend, amongst other things, that a watching brief should be carried out during the construction phase and that a Construction Environmental Management Plan (CEMP) should be prepared and construction materials should be appropriately stored.

6.14.3 Given the above and comments from Environmental Health, it is recommended that planning conditions secure the above.

## 6.15 Archaeology

6.15.1 The revised NPPF states that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. London Policy 7.8 states that development should incorporate measures that identify record, interpret, protect and, where appropriate, preserve a site's archaeology. This approach is reflected at the local level.

6.15.2 The application is supported by an Archaeological Desk Based Assessment. This notes that the site was one occupied by "The Horns" inn and that there is medium potential for related remains, which would likely be of medium to high significance. In response to comments by the Greater London Archaeological Advisory Service (GLAAS) would prefer that investigative work is carried out before determination of this application. However, the applicant is not willing to do this and officers consider that it is reasonable to require post determination archaeological field work in this case and it is recommended that this is secured by way of planning conditions (which have been drafted with the help of GLAAS).

## 6.16 Equalities

6.16.1 In determining this planning application, the Council is required to have regard to its obligations under equalities legislation including 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.

6.16.2 The proposed development provides a range of socio-economic and regeneration outcomes for the Tottenham area including additional housing, which would add to Haringey's stock of market homes and a retail use within the North Tottenham Local Centre.

6.16.3 An employment skills and training plan, recommended to be secured by a S106 obligation, would ensure a target percentage of local labour is utilised during

construction. This would benefit priority groups that experience difficulties in accessing employment. Assistance would also be provided for local tenders and employment skills and training. A financial contribution regarding apprenticeships is also recommended to be secured by a S106 obligation, as per the Heads of Terms above.

6.16.4 The proposed development would add to the stock of wheelchair accessible and adaptable dwellings in the locality in accordance with London Plan and local planning policy requirements.

## 16.17 Conclusion

16.17.1 In conclusion:

- The proposed development allows for an incremental delivery of comprehensive proposals for site allocation NT5, in accordance with the adopted High Road West Masterplan Framework;
- The replacement of existing buildings in the North Tottenham Conservation Area with replacement high-quality new buildings would preserve and enhance the character and appearance of the Conservation Area and safeguard the setting of adjoining Locally Listed Buildings.
- The proposal is a well-designed, residential-led mixed-use scheme providing a range of residential accommodation, a new shop in the Tottenham High Road North Local Shopping Centre and a small office/dentist;
- The scheme would deliver high-quality, accessible, family and smaller sized residential units;
- The layout and design of the development would optimise the potential of the site, respect the scale and character of the surrounding area and satisfactorily safeguard the amenity of neighbours; and
- The development would provide good cycle parking to encourage cycling, incorporate on-site renewable energy technologies and be designed to link with the proposed North Tottenham District Energy Network too help reduce carbon emissions.

## 7 COMMUNITY INFRASTRUCTURE LEVY (CIL)

7.1 Based on the information given on the plans, the estimated Mayoral CIL (£60 per square metre, £59.64 with indexation) would be £78, 849 and (based on the current Haringey CIL charge rate for the Eastern Zone of £15 per square metre (£20.96 with indexation) the estimated Haringey CIL charge would be £19,179, giving a total estimate of £98,029.

7.2 The CIL 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. An informative will be attached advising the applicant of this charge and advising the scheme is judged to be phased for CIL purposes.

- 7.3 The Council is proposing to increase the current Haringey CIL charge rate for the Eastern Zone of the borough from £15 to £50 per square metre and consulted on a Draft Charing Schedule between 18 December 2019 and 11 February 2020. The proposed development would be liable to pay the Haringey CIL rate that is in effect at the time that permission is granted.

## **8 RECOMMENDATIONS**

- 8.1 GRANT PLANNING PERMISSION subject to conditions in **Appendix 7** and a Section 106 Legal Agreement.

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## Appendix 1: Plans and Documents List

### Plans

Site Plan - 807HR-1000-ZZ-L00-GA-A-0800 P1  
Block Plan - 807HR-1000-ZZ-L00-GA-A-0801 P1  
Existing Ground Floor Plan - 807HR-1000-ZZ-L00-GA-A-0810 P1  
Existing First Floor Plan - 807HR-1000-ZZ-L01-GA-A-0811 P1  
Existing Second Floor Plan - 807HR-1000-ZZ-L02-GA-A-0812 P1  
Existing Roof Plan - 807HR-1000-ZZ-RF-GA-A-0813 P1  
Existing Elevations - 807HR-1000-ZZ-L00-EL-A-0814 P1  
Existing Sections - 807HR-1000-ZZ-L00-SE-A-0815 P1

Proposed Ground Floor Plan – 807HR-1000-ZZ-L00-GA-A-0820 P4  
Proposed First Floor Plan – 807HR-1000-ZZ-L01-GA-A-0821 P1  
Proposed Second Floor Plan – 807HR-1000-ZZ-L02-GA-A-0822 P1  
Proposed Third Floor Plan – 807HR-1000-ZZ-L03-GA-A-0823 P1  
Proposed Roof Plan – 807HR-1000-ZZ-RF-GA-A-0824 P1  
Proposed Elevations 1 - 807HR-1000-ZZ-LZZ-EL-A-0825 P2  
Proposed Elevations 2 - 807HR-1000-ZZ-LZZ-EL-A-0826 P1  
Proposed Sections - 807HR-1000-ZZ-LZZ-SE-A-0827 P1

Demolition Plans - 807HR-1000-ZZ-LZZ-GA-0901 P1

Streetscene View - 807HR-1000-ZZ-LZZ-VS-A-0828 P1  
Proposed development View 1 - 807HR-1000-ZZ-LZZ-VS-A-0829 P1  
Proposed development View 2 - 807HR-1000-ZZ-LZZ-VS-A-0830 P1  
Proposed development View 3 - 807HR-1000-ZZ-LZZ-VS-A-0831 P1  
Proposed development View 4 - 807HR-1000-ZZ-LZZ-VS-A-0832 P1

Detailed East Elevation - 807HR-1000-ZZ-LZZ-DE-A-0833 P1  
Detailed North Elevation - 807HR-1000-ZZ-LZZ-DE-A-0834 P1  
Detailed Sections - 807HR-1000-ZZ-LZZ-DE-A-0835 P1

Cycle Storage Diagram - 807HR-1000-ZZ-LZZ-DI-A-0900 P1

Proposed GA Plan L00 - 807HR-1000-ZZ-L00-DI-A-0900 P2  
Swept Path Analysis – Hearse & Large Car – VN91490-TR102

### Documents

- Arboricultural Impact Assessment (March 2020)
- Archaeological Desk Based Assessment (Doc Ref: LP3422L-DBA-v1.4)
- BREEAM Accredited Professional Stage 2 Report – Concept Design (11 August 2020)
- Construction Management Plan
- Cover Letter (9 June 2020)
- Daylight and Sunlight Assessment (10 March 2020)
- Design and Access Statement (May 2020)

- Energy & Sustainability Statement (17 August 2020)
- Fire Safety Review (March 2020)
- Flood Risk Assessment & Drainage Strategy (June 2020)
- Floorspace Schedules and Uses
- Framework Travel Plan (March 2020)
- Noise Impact Assessment (16 March 2020)
- Planning & Heritage Statement (April 2020)
- Planning Stage Structural Report (10 March 2020)
- Preliminary Risk Assessment (Contamination Risk Assessment) (March 2020)
- Site Waste Management Plan (10 March 2020)
- Transport Statement (April 2020)



**CONFIDENTIAL**

FRAME PROJECTS

**Haringey Quality Review Panel****Report of Formal Review Meeting: Northumberland Terrace**

Wednesday 6 November 2019

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

**Panel**

Hari Philips (chair)

Marie Burns

Dieter Kleiner

Iris Papadatou

Paddy Pugh

**Attendees**

Robbie McNaugher London Borough of Haringey

Richard Truscott London Borough of Haringey

Elisabetta Tonazzi London Borough of Haringey

Graham Harrington London Borough of Haringey

Sarah Carmona Frame Projects

Kyriaki Ageridou Frame Projects

**Apologies / report copied to**

Emma Williamson London Borough of Haringey

Dean Hermitage London Borough of Haringey

John McRory 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.

**1. Project name and site address**

807, 790-814 (Northumberland Terrace) High Road, Tottenham, N17 ODH and to the rear (east) of Northumberland Terrace.

**2. Presenting team**

Richard Serra	Tottenham Hotspur Football Club
Ian Laurence	F3 Architecture and Interiors
Alan Carruthers	F3 Architecture and Interiors

**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 proposals relate to land owned by Tottenham Hotspur Football Club on either side of the High Road. Both are within a growth area as identified in the Tottenham Area Action Plan. The Northumberland Terrace, on the east side of the road forms part of site allocation NT7 (Tottenham Hotspur Stadium) and building number 807 on the west side of the road is within site allocation NT5 (High Road West).

Redevelopment of 807 High Road to accommodate the existing Co-operative Funeral Care business from 806 High Road will enable a more comprehensive proposal for the Northumberland Terrace site. A large number of the buildings within the Northumberland Terrace are listed or locally listed.

807 High Road comprises a three-storey building (vacant former night club/church with residential above) and two-storey out-buildings at the rear. The site includes part of Percival Court and backs on to unit one of Chapel Place (accessed from White Hart Lane).

Officers asked for the panel's views on the overall ambition of the proposals, on the scale, massing and design of the new buildings and extensions to the Northumberland Terrace, and of any impact on the heritage assets within the site and locally. Consideration by the panel of the nature, use and design of the proposed courtyard space was also requested.



## 5. Quality Review Panel's views

### *Summary*

The Quality Review Panel broadly supports the approach and aspirations of the project at Northumberland Terrace (807, 790-814 High Road), and feels that the proposals could provide an exciting and distinctive counterpoint to the stadium. It welcomes the ambition to refurbish and improve the existing terrace and introduce uses that will activate the area each day throughout the year. The panel also supports the improvement of the quality of the environment at the rear of the terrace by the removal of later additions, and through the insertion of a new block to screen the car parking.

The panel feels that there remains scope to refine the architecture of the proposals, in particular the elevations of the studio building, and the performance and gallery spaces. It would also encourage the design team to explore options to demolish and replace the front façade of 807 High Road, and the rear façade of 790 High Road, to better accommodate the uses proposed, showcase the cultural uses within the rear courtyard, and define a stronger gateway into Paxton Place.

Further refinement of the soft and hard landscape within the courtyard would also be supported, to ensure that the space will support a variety of different uses. In addition, the panel would like to know more about the detailed design of some of the key 'thresholds' and gateways within the site. Further details on the panel's views are provided below.

### *Massing and development density*

- The panel is broadly supportive of the scale and massing of the proposals and feels that the interventions proposed will successfully mediate between the stadium and the terrace of existing buildings (including a number of significant heritage assets) that comprise Northumberland Terrace.

### *Place-making, public realm and landscape design*

- The courtyard space needs to function well across a variety of usage levels, for example in an everyday setting, or on a market day, or during a festival. It would encourage further thought about how the landscape design could support these different activities.
- Clarity around the level changes across the site would be welcomed. Drawing cross-sections through the courtyard space could help to inform the three-dimensional design of the different spaces and routes within the central area of the site.



- The panel would like to know more about the detailed design of some of the key 'thresholds' within the site; for example, the gated entrances to the courtyard, and the eastern edge of the site adjacent to Lilywhite House.
- Consideration of 'secured by design' principles should help to inform the design of these gateways, to avoid the creation of places lacking in surveillance. Bringing the location of gates adjacent to the High Road forward to remove potential hiding places might be an option to explore.
- The panel would also like more information about the proposed lighting throughout the scheme. The design of lighting within the courtyard will be very important and help to define whether the space will be perceived as public or as private, while also evoking a sense of 'theatre'.

#### *Northumberland Terrace (790–814 High Road)*

- The panel warmly supports the ambition to bring Northumberland Terrace back into full use, including the refurbishment of a number of significant heritage assets. It welcomes the approach towards visual simplification of the rear elevation, which includes the removal of later built additions.
- Consideration of exactly what uses are proposed within the existing buildings of Northumberland Terrace will help to inform the nature and detail of the refurbishment. This will be essential to resolve the technical issues of inserting new uses into heritage buildings.
- There is an opportunity to create a strong visual gateway adjacent to 790 High Road, marking the transition between the stadium and Paxton Place. Replacing the existing rear / side extension to 790 High Road could help open up the entrance to the courtyard and showcase the cultural uses. The panel thinks this could be more successful than retention of the existing fabric, and the insertion of a living wall as currently proposed.
- The panel thinks that the proposed gallery space and performance venue to be the rear of the Northumberland Terrace would be very positive additions to the locality, helping to give the area a distinctive identity.
- The architecture of the new gallery space and performance venue would benefit from further thought, to create a design that reflects or reveals the uses contained within.
- The panel notes that a three-storey gallery extension has the potential to be visually very exciting within the streetscape, and could host exhibitions of artwork that require a larger volume of space.



*Studio block to the rear of Northumberland Terrace*

- The panel supports the concept of screening the carpark area to Lilywhite House, with a new block to the rear of the Northumberland Terrace providing a stronger edge to the courtyard.
- This block reflects some of the rhythms of the Northumberland Terrace within its façade, but the panel questions whether this is successful and would encourage further thought about how the architecture of the studio block responds to the existing terrace and expresses its use. A less domestic appearance could be appropriate.
- Issues of safety and perception of safety should also inform the detailed design of the entrances to the residential accommodation.
- Further engagement with local businesses and community groups could also help to inform the detailed design of the studio block, ensuring that it responds well to local economic need.
- The panel welcomes the provision of cycle parking within the ground level of the studio block, which will help support the aspiration for healthier neighbourhoods within Haringey.
- However, cycle storage areas providing ventilation to the undercroft car park of Lilywhite House leave little space for active frontage. Options that could be explored to address this include adjusting the location of the café to allow spill-out space at the sides, or adjusting the relationship and location of the different areas of cycle parking.

*807 High Road*

- In the panel's view the existing façade of 807 High Road is not significant enough to merit retention, which is a very costly and complex technical process. It would encourage the design team to instead invest those resources in the creation of a high-quality new building for 807 High Road. Exploration of either a contemporary architectural approach or a contextual approach would be supported.

*Next steps*

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



**Appendix: Haringey Development Management DPD  
Policy DM1: Delivering high quality design**

**Haringey Development Charter**

- A 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

- B 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.



## **MINUTES OF MEETING PLANNING SUB COMMITTEE HELD ON MONDAY, 10TH FEBRUARY, 2020, 19:00 – 21:15**

**PRESENT:** Councillors Vincent Carroll (Chair), Gina Adamou (Vice-Chair), John Bevan, Luke Cawley-Harrison, Peter Mitchell, Viv Ross, Yvonne Say and Sarah Williams

### **384. FILMING AT MEETINGS**

Noted.

### **385. PLANNING PROTOCOL**

Noted.

### **386. APOLOGIES**

Apologies for absence were received from Councillor Tabois, Councillor Basu and Councillor Hinchcliffe.

### **387. URGENT BUSINESS**

None.

### **388. DECLARATIONS OF INTEREST**

Councillor Ross declared he was a member of the Canal and River Trust.

Councillor Bevan declared he attended a monthly meeting with Tottenham Hotspur which discussed any issues that arose from the operations of the stadium.

### **389. MINUTES**

**RESOLVED** that the minutes of the Planning Committee held on 11<sup>th</sup> November 2019 be approved.

### **390. PRE/2019/0212 - (A) NORTHUMBERLAND TERRACE (NOS. 790 TO 794 AND NOS. 798 TO 808 HIGH ROAD, N17) AND LAND TO THE REAR AND (B) NO. 807 HIGH ROAD N17**

*Clerk's note - Prior to considering the application, the Chair granted a Member request to allow the Committee 10 minutes to read and consider Appendix 2(b) which was circulated to Members in a supplementary pack on 10<sup>th</sup> February 2020.*

The Committee considered a pre-application proposal regarding (a) Northumberland Terrace (Nos. 790 to 794 and Nos. 798 to 808 High Road, N17) and land to the rear

and (b) No. 807 High Road, N17. The majority of the proposed development would be on the east side of the High Road. However, the redevelopment of No. 807 on the west side of the road would facilitate the relocation of the Co-operative Funeral Care business and potentially the existing dentist surgery, which are currently at No. 806 and 802 High Road respectively.

East side of the High Road (Northern Terrace and land to rear)

- (a) Erection of a new four storey building to the west of Lilywhite House for flexible A1/A2/A3/B1/D1/D2 use, including the demolition of the locally listed rear extension to No. 814 High Road, and new hard/soft landscaping works; (b) Internal and external repairs, enhancements and minor alterations to the statutory and locally listed buildings along the High Road to facilitate their meaningful future reuse for a flexible range of uses within the A1/A2/A3/B1/D1/D2 use classes; and (c) the demolition of rear extensions to Nos. 798, 800/802, 804/806 and 808 High Road and the erection of new rear extensions to Nos. 800/802 and 804/806 and 808 High Road.

West side of the High Road (No. 807)

- (b) Redevelopment of No. 807 High Road to provide a four-storey building comprising retail (A1) on the ground floor, a business/dentist surgery on the first floor (B1/D1) and two dwellings (C3) on the upper floors. There would be a second four-storey building at the rear, joined by a covered parking area with a landscaped courtyard on top, to provide seven dwellings (C3). There would be nine dwellings in total.

The Planning Officer and representatives for the applicant delivered a presentation on plans for the scheme. The representatives provided the Committee with a detailed handout on the proposals.

The Chair thanked the representatives for their presentation and invited Committee Members to raise any comments or questions. The following was discussed:

- The representatives noted the linear building was there to mediate the scale of Lilywhite House.
- Regarding access, the intent was to create much cleaner access, with a one direction through-route at the side of the site.
- The developers wanted to create a vibrant space that people wanted to visit.
- The cycle parking was to be completely replaced with a new and secure gated facility. Access was to be provided to those residents who owned cycle parking but there would also be cycle parking available to the public.
- It was suggested the proposals for 807 could be bolder.
- The proposed buildings would be a mixture of brick and steel structure, with the steel structure not being visible. The linear building would be a steel structure but the extensions to the existing building would be load bearing masonry.
- Quality materials would be used which were appropriate for the environment.
- The Northumberland Terrace proposals were criticised for being plain and the wrong side of traditional and modern. The gating on the east was called oppressive and at stark contrast with the surrounding buildings.
- It was suggested where brick lintels were used, these should be detailed and in line with surrounding properties.



- The proposals were still a work in progress and work on the boundary treatment was ongoing.
- With regard to 807, the representatives noted they were trying to strike a balance between a modern building with details from the existing building being maintained.
- Regarding the vision for the space, the applicants were trying to create an ecosystem with the public able to have access to the buildings. Access to the public would be restricted on match days, however, emergency services would have access at all times.
- Concern was raised over the potential for traffic issues as a result of the scheme. In response, the representatives noted that there were no traffic implications as a result of any work to 807.
- It was not possible to attain the adjoining properties to 807 as they were not within Tottenham Hotspurs ownership.
- Concern was raised over the absence of affordable workspace. In response, it was noted that whilst there was none proposed in the scheme, the Club had been exploring what the Council's policy was on the matter. If it was requested that a mixture of workspace was necessary in order for the scheme to be policy compliant, that would be addressed.
- It was requested that the applicant's response to each of the recommendations by the QRP be set out clearly so that the Committee could see what action had been taken to date.
- The Committee praised the detailed tabled papers provided by the representatives.

### **391. PPA/2019/0012 - LOCK KEEPERS COTTAGES, FERRY LANE**

The Committee considered an application for the demolition of the existing houses and erection of a 3-6 storey mixed-use development including a café at ground floor, approximately 690 sq.m. of office space on the ground to first floors and 13 flats on the floors above. The scheme would be a 'car free' development with 1 accessible parking space provided approximately 100 metres from the main residential entrance on Hale Village. The proposal would provide an Estate Management Office for Hale Village to replace the existing temporary office on Millmead Road.

The Planning Officer and representatives for the applicant gave a presentation on plans for the scheme.

The Chair thanked the representatives for their presentation and requested more detailed and tailored visuals for the scheme be made available before any future applications. The Chair then invited Committee Members to raise any comments or questions. The following was discussed:

- The Committee had serious concerns over the wheelchair accessible car parking space for the site. The Committee was not convinced by the proposal for the single car parking space that was required for the wheelchair accessible unit being provided off-site within the existing Hale village development. This was considered too unreasonable and too far from the development. It was noted that it was a policy requirement for a development of this size to provide a wheelchair accessible unit.

- There was concern the area was already over developed.
- The representatives noted that the primary purpose of the scheme was to provide Lee Valley Estates with a head office so that they could continue employing people in the area. The secondary purpose was to provide estate management. However, the scheme was only viable with the residential element.
- There was concern surrounding entrances to the towpath and also the balconies over the towpath. The representatives noted there was some overlap onto the towpath on the eastern elevation, but this would only be by around 800millimetres, with none of the balconies hanging over the canal.
- The representatives noted they had worked closely with the Canal and River Trust over this development, who they claimed were supportive of the scheme. It was suggested that the developers contribute to the refurbishment of the lock. The representatives responded that they had held discussions with the Canal and River Trust and would provide written confirmation of any agreements made between the two before any future application. They claimed there had been an assurance from the Trust that, were the development to go ahead, then the locks would become a priority to be fixed.
- The representatives accepted the plans were close to the set boundaries, but this was done to utilise all the available space.
- There was concern over the usage of green walls in the scheme.
- The Committee sought to see the Applicant's individual responses provided to each recommendation raised by the QRP. The representatives agreed and informed they had already adopted some of the proposed changes by the QPR, such as moving access from the tow path to Ferry Lane for the residential properties.
- The representatives advised that the scheme was not able to support affordable housing as it was not viable.
- Regarding the shared lift for the café and residential properties, the representatives informed this would be fob operated and only residents with a fob could access the properties.
- There was concern over the design and how the development fitted into the surrounding area, with the absence of any rationale for the colour scheme criticised. The representatives claimed the development had been designed with the surrounding area considered.
- The yellow window frames would be aluminium, with the yellow cladding also likely to be aluminium.
- The absence of any parking close to the development was criticised as not being practical.

**392. UPDATE ON MAJOR PROPOSALS**

**RESOLVED** that the report be noted.

**393. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

**RESOLVED** that the report be noted.

**394. NEW ITEMS OF URGENT BUSINESS**

N/A.

**395. DATE OF NEXT MEETING**

9<sup>th</sup> March 2020.

CHAIR: Councillor Vincent Carroll

Signed by Chair .....

Date .....

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## Appendix 4: Internal and External Consultee Representations

Stakeholder	Comment	Response
<b>INTERNAL</b>		
Carbon Management	<p><u>Energy – Overall.</u> The overall predicted reduction in CO<sub>2</sub> emissions for the development, from the Baseline development model (which is Part L 2013 compliant), shows an improvement of approximately 74.8% in carbon emissions with SAP10 carbon factors. This represents an annual saving of approximately 8.33 tonnes of CO<sub>2</sub> from a baseline of 10.46 tCO<sub>2</sub>/year.</p> <p>A total carbon shortfall of 3.38 tCO<sub>2</sub>/year remains. The carbon offset contribution would therefore be around £9,633 subject to detailed design and confirmation of the measures below.</p> <p><u>Energy – Lean.</u> The applicant has proposed an improvement of beyond Building Regulations by 15.14% through improved energy efficiency standards for the entire development. It is not clear how the different elements of the build perform against the minimum 10% and 15% reduction set in Policy SI2 in the Intended to Publish London Plan for residential and non-residential elements respectively, so this is not supported.</p> <p>Phenolic foam is proposed as an insulation material. This is a synthetic material, based on plastic foam, which is not considered acceptable. The applicant needs to review natural, breathable insulation materials which are recommended by Historic England for the use in listed buildings and extensions to listed buildings. Furthermore, this material should also be used in the new build to ensure the building performs better in terms of moisture buffering properties, indoor air quality and embodied carbon.</p> <p><u>Energy – Clean.</u> The applicant is proposing to make it possible to connect the site to a DEN in the future. The site is within the Tottenham North DEN connection area and must therefore make these provisions. The plant room is situated in the middle of the site, which would make future connection more difficult. Pipework to the edge of the site, with a connection point and HIU.</p> <p>No energy reductions have been proposed based on connecting to the DEN.</p> <p><u>Energy – Green.</u> The application has reviewed the installation of various renewable technologies. The report concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. A total saving of regulated emissions would be 74.80%.</p> <p>The solar PV array peak output would be 6.93 kWp (21 panels), which is estimated to produce around 5,985 kWh of renewable electricity per year. This would represent a carbon saving of 3.11 tCO<sub>2</sub>/year.</p>	<p>The recommended conditions address the comments, including the need for an updated energy strategy, overheating, MVHR and BREEAM accreditation.</p> <p>Recommended s106 planning obligations to facilitated connection to a future DEN.</p>

Stakeholder	Comment	Response
	<p>The proposed ASHPs with a COP of 4.6 (heating) and 6.7 (cooling) will individually provide hot water and heating to the dwellings and commercial units. This seems high. It is not clear what the carbon reduction saving would be for ASHPs.</p> <p><u>Be Seen.</u> The applicant will be required to sign up to the GLA's Energy Monitoring platform once this has been opened.</p> <p><u>Overheating.</u> An overheating assessment has been done in line with CIBSE TM52 and TM59 (dated February 2020). Further detail is required to demonstrate it is policy compliant.</p> <p><u>Sustainability.</u> No BREEAM Pre-Assessment has been undertaken for the commercial element of the scheme. The applicant is aiming for 'Excellent' but has stated that it currently only achieves a 'Very Good' rating. Some explanation is provided but without a Pre-Assessment it cannot be determined whether this is policy compliant</p> <p><b><u>Updated comments</u></b> It was not clear from the previous energy report that the existing building was not being retained, as was previously discussed during the pre-application stage. Therefore, many of the comments above are not applicable.</p> <p><b>Carbon Factor</b> The applicant has used SAP10 carbon factors. However, for applications connecting to the DEN should be using SAP2012 carbon factors. This will therefore impact the % reduction under Be Lean requirements and the carbon offset contribution that would be due under the deferred contribution approach.</p> <p><b>Interim heating strategy</b> For applications connecting to the DEN, we do not accept air source heat pumps as an interim heating technology. Proposing ASHPs undermines the viability for connection for all other sites and the connection to the Energy from Waste heat source. The acceptable interim solution is the installation of gas boilers. The scheme could be future proofed by installing ASHPs in the future if the site does not connect to the DEN.</p> <p>A revised Energy Strategy will need to be submitted to revise its interim heating strategy. It would be preferable for this to be submitted prior to determination, but the detailed revised strategy can also be submitted prior to commencement of development through planning conditions/s106 obligations.</p> <p><b>Overheating</b></p>	

Stakeholder	Comment	Response
	<p>The applicant submitted an Overheating Assessment (dated August 2020) by eb7, this has been done in line with CIBSE TM59. Design parameters include openable windows to 25°, fully openable glazed doors fully openable and a g-value 0.3.</p> <p>The results demonstrate:</p> <ul style="list-style-type: none"> <li>- All habitable rooms meet DSY1 criteria 1 and 2 in the 2020s weather file, which is policy compliant.</li> <li>- Under DSY2. Flat 8 living/dining room (L/D) fails.</li> <li>- Under DSY3, the following rooms failed: Flat 1 both double bedrooms and L/D, Flat 3 double bedroom and L/D, Flat 4 double bedroom and L/D, Flat 6 double bedroom and Flat 8 L/D.</li> <li>- Under the 2050s weather file, the L/Ds of Flats 1, 3, 4, 7 and 8 fail, and the bedroom for Flat 4. Under the 2080s weather file, all habitable rooms significantly exceed the criteria.</li> </ul> <p>The report sets out that retrofit options include: sun control window film to reduce solar gains by a further 50%, providing residents with a user guide, internal blinds (white backing). Although it is not mandatory to comply with DSY2 and 3, they could be significant indicators of future heat waves. The proposed flats should be further mitigated against under DSY 2 and 2 as far as possible within the proposed development. A planning condition has been recommended below to secure further potential mitigation measures.</p> <p><b>Sustainability</b></p> <p>The BREEAM Accredited Professional Stage 2 – Concept Design report by EB7 (dated 11 August 2020) demonstrates that schemes intends to achieve BREEAM 'Excellent'. It sets out a score of 72.41 for the retail unit, with a further potential of 6.85 credits. This is strongly supported.</p> <p><b>Planning conditions</b></p> <p><u>Energy Plan</u></p> <p><i>(a) Prior to the commencement of development, an updated Energy Assessment should be submitted to the Local Planning Authority for approval. This should demonstrate that the development will connect to the Decentralised Energy Network (DEN) at North Tottenham, with an interim gas boiler heating solution and SAP2012 carbon factors. This report shall also set out the calculated deferred carbon offset contribution and plans showing how the development will be future proofed in case it does not connect to the DEN.</i></p> <p><i>(b) Prior to the commencement of development, the following details must be submitted to demonstrate the scheme has made sufficient provisions to connect to the North Tottenham DEN:</i></p> <ul style="list-style-type: none"> <li>• <i>A plan to show the required layout of infrastructure (including conduit space, pipes and plant room) to connect to the future DEN;</i></li> </ul>	

Stakeholder	Comment	Response
	<ul style="list-style-type: none"> <li>• <i>Set out detailed design of the heat network and how this complies with CIBSE CoP1 and the LBH Generic Specification. This should include detail of pipe routes and lengths, pipe sizes (taking account of F&amp;R temperatures and diversification) and insulation to determine heat loss from the pipes in W/dwelling in order to demonstrate losses have been minimised;</i></li> <li>• <i>Buried pipe (dry and filled with nitrogen) to LBH's approved specification from the ground floor plant room to a manhole at the boundary of their site and evidence of any obstructions in highway adjacent to connection point;</i></li> <li>• <i>A clear plan for Quality Assurance of the network post-design approval through to operation, based on CP1;</i></li> <li>• <i>A clear commercial strategy identifying who will sell energy to residents and how prices/quality of service will be set;</i></li> <li>• <i>Determine how the offsets will be split between 'initial offset' (100% of which to be paid on commencement) and 'deferred offset'.</i></li> </ul> <p><i>(c) Prior to occupation, evidence shall be submitted that the proposed solar photovoltaic array of at least 6.93 kWp and associated monitoring equipment has been installed correctly. The solar PV array shall be maintained and cleaned at least annually thereafter.</i></p> <p><i>(d) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.</i></p> <p><b>Reason:</b> <i>To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2, draft New London Plan (Intend to Publish) Policy SI2 and Local Plan Policy SP4.</i></p> <p><u><b>Overheating</b></u></p> <p><i>(a) Prior to the commencement of development, evidence shall be submitted to demonstrate how the detailed design stage has explored and implemented further mitigation measures, where feasible, to reduce the risk of overheating for the development under Design Summer Years 2 and 3 for London under TM59. The submission should also outline who will own the risk of overheating and what the home user guide for future residents will include.</i></p> <p><i>(b) The development shall be built in accordance with the Overheating Assessment (dated August 2020) by eb7 and any further necessary mitigation measures identified in point (a).</i></p> <p><b>Reason:</b> <i>To enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy 5.9 of the London Plan, Draft Policy SI4 of the draft New London Plan, and Policies SP4 and DM21 of the Local Plan.</i></p>	



Stakeholder	Comment	Response
	<p><u>MVHR</u>  Prior to installation, details of the Mechanical Ventilation and Heat Recovery (MVHR) systems shall be submitted to the Local Planning Authority. Details should include the efficiency, location of the units to ensure easy access for servicing, plans showing the rigid ducting.</p> <p><b>Reason:</b> To ensure the new homes are adequately ventilated as required by London Plan Policy 5.9.</p> <p><u>Living Roofs</u>  (a) No development shall commence above ground floor until details of Living Roof have been submitted to and approved in writing by the Local Planning Authority.  These details shall include:  i) A roof plan identifying where the living roof will be located and what surface area it will cover;  ii) Sections demonstrating substrate of no less than 250mm for the intensive living roofs;  ii) Plans showing the inclusion of biodiversity measures for the living roof, such as details of diversity of substrate depths and types across the roof to provide contours of substrate to provide a variation in habitat, or details of log piles / flat stones for invertebrates;  iv) Details on the range of native species of planting and herbs planted to benefit native wildlife;  v) Irrigation, management and maintenance arrangements.</p> <p>(b) The approved living roof shall be provided before the buildings are first occupied and shall be managed thereafter in accordance with the approved management arrangements.</p> <p><b>Reason:</b> To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and Policy SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).</p> <p><u>BREEAM Accreditation</u>  (a) Prior to commencement on site, a design stage accreditation certificate must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM 'Excellent' outcome (or equivalent).  (b) The retail/commercial units shall be not be occupied (Use Class A1/B1 or D1) until a final Certificate has been issued certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Excellent' for that unit has been achieved. The Accreditation of 'Excellent' shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.</p> <p><b>Reason:</b> To ensure sustainable development in accordance with London Plan 2016 Polices 5.1, 5.2, 5.3 and 5.9 and Local Plan Policy SP4.</p>	

Stakeholder	Comment	Response
Conservation Officer	<p>The proposed scheme would replace an undesignated building dating from the late 1940s and would infill its back land, thus seizing the opportunity to improve the quality of the conservation area through good design and a better use of its spaces.</p> <p>The existing building forms part of the historic frontage of North Tottenham Conservation Area, here characterised by a number of locally listed buildings immediately flanking the development site, but No 807 is deemed to be a much altered and bland Victorian pastiche whose material qualities have contributed to its inoffensive insertion within the historic frontage of the conservation area. However, this is one of the most heritage-sensitive stretches of the Conservation Area, being just opposite the highly significant Georgian townhouses of Northumberland Terrace and being characterised by a high concentration of listed and locally listed buildings and there is an opportunity to unveil its qualities and to declutter its back land through well- designed buildings and spaces.</p> <p>The proposed scheme stems from a careful analysis of the context and extensive discussion with the council and in its finalised iteration appears very respectful of its adjacent buildings, clearly influenced by the Georgian architecture of the most important buildings in the area and seems also very consistent with its wider context and relevant building by providing a well-proportioned contemporary reinterpretation of a classical townhouse characterised by symmetry, well-detailed windows and an elegant shopfront to ground floor.</p> <p>The development to the rear is more markedly contemporary and includes a well-integrated landscape design which helps maximizing the quality of the constrained land to the rear of No 807. Detailed design to include façade treatment, windows detailing and materials, especially in relation to the building fronting the High Road are fundamental to ensure a seamless insertion of the new buildings within the existing townscape. The proposed development is fully supported from conservation grounds and detailed design covering both buildings and landscape should be approved by the local authority.</p>	The recommended conditions would enable officers to scrutinise detailed design and external material choices.
Design Officer	The proposals are well designed and promise to be a polite insertion into the Conservation Area and High Road frontage, including an active frontage through a well-designed shopfront, to the High Road and appropriate more private frontage to the Percival Court mews street. Above there will be decent quality residential accommodation, in a mix of smaller flat sizes appropriate to this high street and back of high street location, with a good podium level private amenity area, as well as private balconies to all flats and good outlooks and privacy. Conditions should ensure high quality brickwork and roof covering as well as sound detailing to the shopfront, windows (especially cills and lintels), parapet and gable.	Noted. Discussed in body of the report.
Drainage	The site is in CDA _61, the majority of the proposed development is in Flood Zone 1, which has a low risk of flooding, however, there is a small area that borders Flood Zone 2, which has a medium risk of flooding, with flood water level potentially reaching 0.4 to 1.0m. this would affect the non-residential	Noted

Stakeholder	Comment	Response
	<p>parts of the proposed development. The applicant has mitigated the risk by proposing to raise sockets above the flood level as mentioned.</p> <p>The site offers few opportunities to have SuDS, solutions towards the top of the hierarchy due to the space that's available. The chosen SuDS, will include Blue roofs, attenuation tank, rain water butts on the podium level so the rain water can be re-used and the possibility of the inclusion of green roofs that would contribute to biodiversity and a treatment to improve the water quality, so there is a good balance of SuDS features and the site is being maximised for the space available.</p> <p>The proposed drainage strategy will achieve a betterment of approximately 77% on the existing drainage, with the run off rate close to green field rate, the drainage system will be gravity fed and will discharge to the public sewer subject to agreement with Thames Water, at the time of reviewing the strategy the applicant was waiting for Thames Water, to respond.</p> <p>A management maintenance plan has been provided within the strategy that will be in place for the lifetime of the development, the system will be maintained by a private company to ensure the system is maintained and functions effectively.</p> <p>The Haringey, pro-forma hasn't been provided this will need to be completed and returned to the LLFA, for review, this shouldn't delay the progress of the application.</p> <p>Based on the flood risk assessment and the drainage strategy that is being proposed the LLFA, can accept the strategy in principle.</p>	
Economic Development	We have no adverse comments to make. We note the redevelopment would have 215sqm of non-residential space, and are generally supportive of this application.	Noted.
Pollution	No objection to the proposed development in relation to air quality and land contamination, subject to conditions and an informative addressing the following: Land Contamination, Unexpected Contamination, Non-Road Mobile Machinery, Combustion and Energy Plan, Demolition/Construction Environmental Management Plan and Asbestos Survey (informative)	The recommended planning conditions and informatives pick up on these issues.
Public Health	Housing quality and design. Public Health is pleased to see the design will be fitted with appropriate security measures (such as CCTV and secure access) and will create safe living conditions for our residents.	Noted.

Stakeholder	Comment	Response
	<p>We note the accessible unit (Flat 8) is located on the third floor, which is the top floor of a four-storey building. The size of Flat 8 is 66.17 m2 and there is limited access to private amenity space compared to other flats.</p> <p>There could be an issue of safety and accessibility for the vulnerable to enter and leave the building. We are aware there is a lift and it can be frustrating for wheelchair users if this is broken down.</p> <p>As stated in the fire safety plans: “Disabled persons can access the First Floor using the lift, therefore there should be a disabled refuge in the stair. It should measure 900mm x 1400mm and not impede on the flow of persons escaping. A disabled refuge and lobby have been provided.”</p> <p>There is a disabled refuge in the stairs provided as well as lift to access the first floor. For accessibility and safety reasons we suggest the accessible unit in Flat 8 to substituted with Flat 2 located on first floor with a floor space of 65.15m2, approx 1.02m2 difference and with more private amenity space, in order to protect the vulnerable and enhance their mental health and wellbeing.</p> <p>Key things we would like to ensure:</p> <ul style="list-style-type: none"> <li>• The development build is Disability Discrimination Act (DDA) compliant</li> <li>• The community outdoor space is dementia friendly. A checklist of recommendations for designing dementia-friendly outdoor environments Neighbourhoods for life.</li> </ul> <p><u>Air quality, noise and neighbourhood amenity.</u> Public Health were happy to see there is a shared green space proposed in this development and the resident unit as well as commercial units have their own amenity space. Key things we would like to see:</p> <ul style="list-style-type: none"> <li>• Due to the close proximity to the existing residents we would like to ensure there is a stringent construction management plan are attached to lessen construction impacts, particularly dust, noise levels and including the hours of working.</li> <li>• The Community Liaison Manager builds a strong relationship with local businesses and residents prior to the demolition and they feel confident to contact the manager. Also, to ensure there is a feedback and complaint procedure in place for residents and businesses open after working hours.</li> </ul> <p><u>Accessibility and active travel.</u> We are pleased to see sufficient bicycle storage being proposed for 20 bicycles. We are reserved in our view of a shared cycling parking with residents and</p>	

Stakeholder	Comment	Response
	<p>businesses. We believe this needs further discussion. As this will be a shared space for residents and commercial users and located at the back corner of the ground floor, we need to ensure safety measures are in place and residents feel safe to use the cycle storage.</p> <p>Key points we would like to see:</p> <ul style="list-style-type: none"> <li>• Consideration of ‘secured by design’ principles should help to inform the design of the cycle storage.</li> <li>• Details on the design of the secure cycle storage/parking spaces including the lighting used and safety measures (in line with 2016 London Cycle Design Standard, Haringey Transport Strategy)</li> <li>• Easy access to the cycle storage; single semi-transparent door and light sensors. Layout of the cycle racks. Safe and well-lit walking routes and keeping entrances in open sight lines (avoid entrances located at the back of the building)</li> <li>• Promote cycling and walking by connecting routes to wider networks</li> </ul> <p><u>Climate change.</u> Public Health were pleased to see an increase in planting on-site within the resident’s amenity deck, which will also improve the Site’s biodiversity value, satisfying the London Plan.</p> <p>Key point we would like to ensure:</p> <ul style="list-style-type: none"> <li>• The design proposal ensures that new housing and public realm can adapt to changes in temperature</li> </ul> <p><u>Summary.</u> Overall, this is potentially a good development with open space and private amenity space for the occupants. Shared cycle space should be reviewed with planning for safeguarding. No room measurements limit our response.</p>	
Transportation	<p><u>Access Arrangements.</u> The site is located to the western side of the High Road, and there will be level access for visitors from there and also via Percival Court to the side (northern) of the building. This is not public highway and is privately owned and appears to be an access shared with other adjacent properties. Percival Court can accommodate pedestrians, cyclists and vehicles. Commercial floor space access is proposed off the High Street, and residential off both the High Street and Percival Court.</p> <p>It is also proposed for a gated entrance to be provided to the northern side of the site off Percival Court, to enable access to a single blue badge parking bay.</p>	The recommended planning conditions and informatives pick up on these issues.

Stakeholder	Comment	Response
	<p>Swept path plots have now been provided by the applicant that detail the manoeuvres made to enter and leave by both hearses accessing the yard space at the rear off Percival Court, and also for a car parking in the on-site blue badge parking space. These appear satisfactory although they do not appear to have a 300mm safety buffer shown (this should be clarified and resubmitted of not the case). Also, the commercial floor space visitor cycle parking does look very close to one of the parked hearses. This needs to be revisited to display the dimensions of the yard and parking area, and also to show how close manoeuvring hearses get to parked cycles in the adjacent Sheffield Stands, and whether doors can be opened with impeding the ability to park cycles or vice versa. This can be covered by condition for review and approval prior to commencement of the development, to ensure that the proposed arrangements are workable and do not compromise the ability of visits to easily park cycles or vehicles.</p> <p>There are also swept path plots provided for a hearse entering and leaving Percival Court. It is noted that the hearse would need to sweep out to lane 2 to make the manoeuvre, this is likely to be similar to a longer wheelbase van or similar making the same manoeuvre. The TA references this manoeuvre only being made off peak, however that does not sound realistic or practical as these vehicles could be required to access or leave the premises at any time.</p> <p>In any situation, similar to a longer wheelbase vehicle, any hearse accessing the site via Percival Court will need to take the appropriate caution and opportunity to access Percival Court. It is noted that 3/5 tonne Luton Vans access the site at present and these are slightly larger than hearses.</p> <p><u>Parking.</u> There is a single blue badge parking bay which is proposed for the commercial component of the development. Otherwise, the development is proposed as a car free development with respect to the residential component, and it is also proposed as a permit free development.</p> <p>Overall, it will be appropriate for the residential units proposed to be car free/permit free, with the applicant entering into the appropriate Planning Agreement to cover this and to meet the Council's Costs £4000). This can be covered by the S106.</p> <p><u>Cycle Parking.</u> The TA includes a table detailing the cycle parking required to meet the requirements of the London Plan.</p>	

Stakeholder	Comment	Response																																
	<table border="1" data-bbox="432 172 1563 598"> <thead> <tr> <th data-bbox="432 172 871 252">Use &amp; Floorspace (GEA)</th> <th data-bbox="871 172 1234 252">London Plan Minimum Standard</th> <th data-bbox="1234 172 1406 252">London Plan Requirement</th> <th data-bbox="1406 172 1563 252">Proposed No. of Spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="432 252 871 331">Residential (long stay) (9 units)</td> <td data-bbox="871 252 1234 331">1.5 spaces/1b2p unit 2 spaces/all other</td> <td data-bbox="1234 252 1406 331">15.5</td> <td data-bbox="1406 252 1563 331"><b>16</b></td> </tr> <tr> <td data-bbox="432 331 871 375">Residential (short stay) (9 units)</td> <td data-bbox="871 331 1234 375">5-40 dwellings, 2 spaces</td> <td data-bbox="1234 331 1406 375">2 spaces</td> <td data-bbox="1406 331 1563 375"><b>2</b></td> </tr> <tr> <td data-bbox="432 375 871 418">A1 (long stay) (155.3sqm)</td> <td data-bbox="871 375 1234 418">1 space per 250sqm</td> <td data-bbox="1234 375 1406 418">0.6 spaces</td> <td data-bbox="1406 375 1563 418"><b>1</b></td> </tr> <tr> <td data-bbox="432 418 871 461">A1 (short stay) (155.3sqm)</td> <td data-bbox="871 418 1234 461">1 space per 125sqm</td> <td data-bbox="1234 418 1406 461">1.2 spaces</td> <td data-bbox="1406 418 1563 461"><b>1</b></td> </tr> <tr> <td data-bbox="432 461 871 504">B1/D1 (long stay) (87.8sqm)</td> <td data-bbox="871 461 1234 504">1 space per 150sqm, 0.6, min 2</td> <td data-bbox="1234 461 1406 504">2 spaces</td> <td data-bbox="1406 461 1563 504"><b>2</b></td> </tr> <tr> <td data-bbox="432 504 871 547">B1/D1 (short stay) (87.8sqm)</td> <td data-bbox="871 504 1234 547">1 space per 500sqm, 0.2 min 2</td> <td data-bbox="1234 504 1406 547">2 spaces</td> <td data-bbox="1406 504 1563 547"><b>2</b></td> </tr> <tr> <td data-bbox="432 547 871 598"><b>Total</b></td> <td data-bbox="871 547 1234 598"></td> <td data-bbox="1234 547 1406 598"></td> <td data-bbox="1406 547 1563 598"><b>24</b></td> </tr> </tbody> </table> <p data-bbox="824 632 1182 659" style="text-align: center;"><b>Table 4.1 Cycle Parking Allocations</b></p> <hr data-bbox="409 678 1610 683"/> <p data-bbox="409 703 1731 810">To meet forthcoming London Plan requirements, 16 long stay cycle parking spaces and 2 No. short stay visitor spaces are required for the residential units, and a total of 6 short/long stay spaces for the commercial floor space.</p> <p data-bbox="409 852 1760 959">An internal cycle parking store is proposed to the back of the ground floor area, accessible from both cores. This will be able to accommodate 20 cycles, and includes provision for 5% of the cycles to be larger cycles.</p> <p data-bbox="409 1000 1749 1107">Ideally there should be physical separation between the long stay residential cycle parking and commercial cycle parking, they should be in separate areas/containers/stores for security purposes.</p> <p data-bbox="409 1149 1760 1331">For the commercial cycle parking, both long stay and short stay (4 spaces for each) are proposed for location within the service yard area, the long stay within a cycle parking store, and short stay on two Sheffield Stands. The numerical provision is correct to meet the requirements of the London Plan, and separation between the residential and commercial cycle parking is now provided so in principle this will be acceptable.</p> <p data-bbox="409 1369 1738 1441">We will require sight of scaled drawings showing and confirming the store dimensions and the manufacturer's installation specifications for the cycle parking to ensure the proposed</p>	Use & Floorspace (GEA)	London Plan Minimum Standard	London Plan Requirement	Proposed No. of Spaces	Residential (long stay) (9 units)	1.5 spaces/1b2p unit 2 spaces/all other	15.5	<b>16</b>	Residential (short stay) (9 units)	5-40 dwellings, 2 spaces	2 spaces	<b>2</b>	A1 (long stay) (155.3sqm)	1 space per 250sqm	0.6 spaces	<b>1</b>	A1 (short stay) (155.3sqm)	1 space per 125sqm	1.2 spaces	<b>1</b>	B1/D1 (long stay) (87.8sqm)	1 space per 150sqm, 0.6, min 2	2 spaces	<b>2</b>	B1/D1 (short stay) (87.8sqm)	1 space per 500sqm, 0.2 min 2	2 spaces	<b>2</b>	<b>Total</b>			<b>24</b>	
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A1 (long stay) (155.3sqm)	1 space per 250sqm	0.6 spaces	<b>1</b>																															
A1 (short stay) (155.3sqm)	1 space per 125sqm	1.2 spaces	<b>1</b>																															
B1/D1 (long stay) (87.8sqm)	1 space per 150sqm, 0.6, min 2	2 spaces	<b>2</b>																															
B1/D1 (short stay) (87.8sqm)	1 space per 500sqm, 0.2 min 2	2 spaces	<b>2</b>																															
<b>Total</b>			<b>24</b>																															

Stakeholder	Comment	Response
	<p>arrangements will be easily useable and attractive to residents and employees/visitors. This can be covered by a pre commencement condition.</p> <p><u>Deliveries and servicing.</u> There is a loading pad provided within the footway very close to the site, allowing 40-minute loading between 0700- 2030. The absolute demands arising from the development are likely to be small in terms of total numbers of movements for both the residential and commercial uses. It is expected that the loading pad on the high road will be utilised most of the time for visiting service vehicles and some service vehicles (of appropriate size) may take the opportunity to access Percival Court.</p> <p><u>Refuse and Recycling collection arrangements.</u> The TA intimates refuse and recycling collections will be made from the street which is expected. The Council's Waste Team has indicated a 'flats above shops' type service will be required with waste and recycling left for collection from The High Road. Ultimately the proposed arrangements will need to accord with the Council's Waste and recycling collection team.</p> <p><u>Construction Phase.</u> Given the site's location in a busy High Road, with a restricted access, close to a loading bay and adjacent to other commercial and residential neighbours, it will be necessary for a detailed draft of a Construction Logistics Plan to be submitted for review and approval prior to commencement of the physical works for the development.</p> <p>This document will need to fully detail how it is intended to build out the development, and what measures will be utilised to manage the build out to minimise and mitigate any potential impacts on the safe and smooth operation of the public highway, and on adjacent neighbours. In particular details of how materials will be moved into and out of the site and how the free and safe flow of pedestrians, cyclists and motor vehicles will be maintained. The CLP can be covered by condition.</p> <p><u>Summary.</u> Given the very good accessibility to public transport services and local shops, it will be appropriate for it to be a car free/permit free development, apart from the provision of a blue badge bay for the accessible residential unit, so the applicant will need to enter into the appropriate planning agreement and meet the Council's costs (£4,000).</p> <p>Clarification of the proposed arrangements for cycle parking and waste/recycling collections will also be required, this can be covered by pre-commencement condition.</p>	



Stakeholder	Comment	Response
	<p>Finally, given the site's location, it will be appropriate for a detailed CLP to be submitted for review and approval prior to commencement of the construction work for the development.</p> <p>Overall, subject to satisfactory receipt and review of conditions relating to the cycle parking and waste/recycling collection arrangements, plus a Construction Logistics Plan, Transportation do not object to this application.</p>	
Tree Officer	<p>The tree is of limited value, having been subject to poor management previously. If the tree was retained and permission was granted for the new development, it would require pruning on an annual basis. In my opinion, it would be more appropriate to remove it and plant a more suitable species further away from the wall. Although I am unsure how you would get the tree owner to agree to this, would the developer fund the removal and replacement tree?</p>	<p>Addressed in report and recommended conditions.</p>
Waste	<ul style="list-style-type: none"> <li>• It is not possible for a waste collection vehicle to enter and exit Percival Court using forward motion gears.</li> <li>• Waste collection vehicle cannot stop at entrance of Percival Court due to traffic lights (they would need to stop outside No. 803 High Road)</li> <li>• It is not possible for waste receptacles should be within 10 metres of collection vehicle.</li> <li>• Currently the council provide a timed banded collection whereby flats above shops residents can present waste for collection in sacks during specific banded times. This is an option to be considered, however this service could be altered in the future.</li> </ul> <p>The above planning application has been given a RAG traffic light status of RED for waste storage and collection, based on the waste strategy outlined in the application.</p> <p>Following revisions which locate the proposed waste store in a different location, revised comments have been received:</p> <ul style="list-style-type: none"> <li>• The occupants should present and collect their bin within a reasonable time from of it being serviced. We would expect this to be put out at 6am and bring back in by 2pm.</li> <li>• If for any reason collections did not take place meaning bins still being on street at a later time then enforcement would check with us/Veolia before taking any action.</li> <li>• If a further discussion could be had with highways through the planning process to actually mark out an area for presentation of bins that would also be helpful.</li> <li>• Residents would be prohibited from using the sack service.</li> <li>• There shouldn't be a conflict between collection days and match days as collection would be between Monday to Friday when matches are in the evening.</li> </ul>	<p>It is recommended that a waste management plan be secured by planning condition, to allow the Council to approve management responsibilities.</p>

Stakeholder	Comment	Response
<b>EXTERNAL</b>		
Cadent Gas	No response.	
Environment Agency	No response.	
Historic England	<p><b>Comment 1:</b> We note that the building is considered by the Council to make a neutral contribution to the Conservation Area, and whilst we may disagree on this, we agree that it could be replaced subject to the design of the replacement. This is particularly important given that the existing building represents a highly contextual response to the historic townscape and contributes to local character, and so sets a high bar for any replacement building.</p> <p>We do not consider that the proposals would meet the statutory test of preserving (or enhancing) the character and appearance of the Conservation Area; there would be some harm arising and this would be ‘less than substantial’ under the terms of the NPPF. The overall design may have beginnings of a sympathetic response, but we consider that it requires further refinement in order for the harm to be appropriately minimised. We recommend that a more thorough assessment of the visual impact of the proposals is undertaken, which should be informed by a detailed contextual analysis of their immediate built environment.</p> <p>Our primary concerns lie in the detailed design and composition of the elevation. The junction with the neighbouring historic buildings requires careful consideration and the drawings do not suggest that this has been successfully resolved, particularly to the north. The submitted drawings also generally lack detail. We strongly recommend that detailed drawings should be required at the planning stage in order to be able to assess whether the new development would match up to the subtle qualities of the existing building, and not left to condition as the design quality should inform the decision. For example, it would be desirable to use an English or Flemish bond alongside flat headed arches with gauged brickwork, which are both positive elements of the existing building, and are commonplace throughout this part of the Conservation Area. Stretcher bond and soldier-course lintels are not felt to be an appropriate substitute. We also question whether a buff or pale brick is an appropriate choice given the prevalence of darker soot-stained brickwork, as a new brick will not darken in the same way.</p> <p>With Paragraph 200 of the NPPF in mind, which encourages opportunities to be taken to enhance or better reveal the significance of conservation areas and the setting of listed</p>	Discussed in the body of the report.

Stakeholder	Comment	Response
	<p>buildings, the history of the site could further inform the design. The probable early-nineteenth century weather-boarded building, which existed on the site until the late-1930s, featured a carriage way leading to a yard known as Chapel Place. The submitted Archaeological Assessment supposes that the site was once that of a royal house, and later a coaching inn known as 'The Horns', a complex which was likely clustered around the yard. Since the carriageway and yard were historically of high importance, it could be worth exploring the possibility of subtly expressing their presence (or the historic urban grain) in the elevation design. This could enhance the understanding of, and better reveal, the significance of the Conservation Area. It could also give a certain logic to the street fronting block which would serve as the entry point to the development at the rear of the site.</p> <p><u>Recommendation.</u> Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 193 and 194 of the NPPF.</p> <p><b>Comment 2 (following revisions):</b> The submitted amendments relate to changes to the detailed design, including the incorporation of some of the more positive elements of the existing building. A greater level of detail on the drawings has also been provided and further 3D views have been submitted. These are all welcome changes which go some way in addressing our initial concerns.</p> <p>A specific brick blend is also now proposed. The use of a textured brick is likely to be work well in the context of the surrounding historic buildings. However, we remain of the view that the brickwork would be too pale, and that a dark brown brick would likely be more successful in mitigating the impact on the character and appearance of the Conservation Area. Should you be minded to recommend approval, you may wish to reserve the materials by condition to ensure that there is an opportunity to get this right. We also query whether the use of a different red brick for the gauged brick arches, closely mimicking surrounding historic buildings, is the right approach.</p> <p>We originally suggested that the elevational design could be further refined and better respond to the history of the site. We continue feel that more work could be done in this respect, but we are broadly content that the harm to the Conservation Area has been reduced (subject to the choice of brick). We would be happy to participate in any future discussions regarding the</p>	

Stakeholder	Comment	Response
	<p>design if further advice is sought, but we are happy to defer to your specialist conservation and design colleagues in this regard at this stage.</p> <p><u>Recommendation:</u> Historic England has no objection to the application on heritage grounds.</p> <p>However, we consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 193 and 194 of the NPPF.</p> <p>In determining this application, you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.</p> <p>Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.</p>	
Historic England (GLAAS)	<p><b>Comment 1:</b> I welcome the submitted archaeological assessment which notes that until 1812, the site was that of The Horns, a roadside inn with very early roots and possible royal connections. The site has certainly been occupied since at least the early seventeenth century and its historical significance could be beneficially articulated in any consented scheme.</p> <p>Because of the above, I recommend that any planning decision be informed by the results of archaeological field evaluation. This work should also feed into design and public realm elements of an acceptable scheme, if the fieldwork results are significant.</p> <p>Because of this, I advise the applicant completes these studies to inform the application: An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.</p>	Discussed in the body of the report.

Stakeholder	Comment	Response
	<p><b>Comment 2 (following revisions):</b> Note that the drawings have been updated since my earlier letter recommending archaeological fieldwork in advance of determination. As these do not respond on that point, I maintain my original comments from June as to impact on remains of the roadside inn.</p> <p><b>Comment 3 (further comments):</b> If the LPA strongly wishes to grant permission in advance of archaeological investigation, two detailed conditions are recommended (Written Scheme of Investigation prior to demolition and foundation design).</p>	
London Fire Brigade	<p>The London Fire Commissioner would only be satisfied with the proposals if the comments within the Fire Strategy Report below are complied with to meet the requirements of Approved Document B B5 for access and facilities for the fire service.</p> <p>For the front flats, the total distance is 53m to the furthest point on the Third Floor, and for the rear flats it is 49m. Both stair cores therefore require dry risers to be installed. Inlets should be located on the external wall of the building within 18m of the parked pump appliance. There should be outlets on each floor within the stair, the Ground Floor outlet no more than 18m from the inlet is satisfied with the proposals for access and facilities for the fire service</p> <p>Other comments: As per Approved Document B B5 for access and facilities for the fire service.</p> <p>The Commissioner strongly recommends that sprinklers are considered for new development and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Commissioner's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.</p>	Discussed in the body of the report.
Metropolitan Police (DOCO)	No objection in principle, subject to suitably worded planning conditions.	See recommended planning condition.
National Grid	No response.	

Stakeholder	Comment	Response
Thames Water	No response.	
Transport for London	<p><b>Comment 1:</b> The proposed development is car-free in line with policy T6.1 (Residential parking) of the Intend to Publish London Plan, which is welcomed. One accessible disabled parking bay is proposed for the commercial section of the development which complies with policy T6.5 (Non-residential disabled persons parking) of the Intend to Publish London Plan.</p> <p>To comply with the minimum standards of the Intend to Publish London Plan 16 long stay cycle parking spaces should be provided for the residential dwellings proposed. 2 Long stay cycle parking space each should be provided for the B1/D1 uses proposed and 1 long stay cycle parking space for the A1 use should be provided. A covered cycle parking store accessed from Percival Street with capacity for 20 cycles is proposed. This complies with the quantum required by policy T5 (Cycling) of the Intend to Publish London Plan</p> <p>This, and the commitment for the aisle width in the cycle store to be 2.5m beyond the lowered upper stand is welcomed however TfL requests 2 separate long stay cycle parking facilities are provided in order for residential cycle parking access to be exclusive for residents in line with section 8.5.3 (Residential cycle parking) of TfL’s London Cycling Design Standard (LCDS) guidance. A separate long stay cycle parking facility should be provided for the retail uses proposed. The aisle width of the corridor required to access the cycle parking storage needs to be clarified and must comply with the standards set out in section 8.2.1 (Cycle parking for all) of TfL’s LCDS guidance</p> <p>TfL requests the applicant clarifies how conflicts between cyclists accessing the cycle store and vehicles using the disabled parking bay will be minimised so the application clearly complies with Vision Zero; the Mayor’s ambition for all road deaths and serious injuries to be eliminated from London by 2041.</p> <p>TfL is satisfied with the short stay cycle parking proposed and will need to enter a S278 agreement with LB Haringey for these to be installed on High Road.</p> <p>An outline Construction Management Plan (CMP) and Construction Logistics Plan (CLP) have been submitted in support of the application. TfL requests a full CLP is secured via condition and discharged in consultation with TfL prior to construction commencing in line with policy T7 (Deliveries, servicing and construction) of the Intend to Publish London Plan.</p>	<p>Revisions address most of the issues raised. Others are addressed by recommended planning conditions.</p>

Stakeholder	Comment	Response
	<p>TfL is satisfied with the delivery and servicing arrangement proposed. A full DSP should be secured by condition.</p> <p>Overall, subject to clarifications on cycle parking and the full CLP and DSP being secured by condition, TfL has no objections</p> <p><b>Comment 2:</b> Whilst it is welcomed that long-stay cycle parking for the commercial and residential uses has been separated in line with Section 8.5.3 of the London Cycling Design Standards (LCDS), TfL hold concerns with the level of security provided for the long-stay commercial cycle parking, seemingly directly accessible from Percival Court.</p> <p>Whilst TfL understands from the swept path analysis provided in figure 2 of the cycle storage diagram that risk of conflicts between cyclists accessing the cycle store and vehicles using the disabled parking bay will be low, TfL hold the view that additional precautions in the form of signage or markings on the parking surface should be provided to clearly indicate that the route will be shared by both cyclists and vehicles.</p>	

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## Appendix 5: Neighbour Representations

Commentator	Comment	Response
Resident, Lawrence Road	<p>Looks a good application in fairness. The brick recess (or rather the head of it) is a little incongruous (doesn't quite fit with the historicist facade) but all in all it's clear the architect has given this careful thought and has been allowed reasonable time to pull a coherent scheme together. Should be a more appropriate scale to the High Road (three stories rather than the existing two) and the ground floor High Rd elevation would be much improved by the proposals (lower and more open, with a consistent signage panel).</p> <p>Some comfort may be required that the detail will be as good as the strategy, so perhaps some detailed sections of the facade should be requested (e.g. to shopfront and upper storey window detailing).</p> <p>If only every application was of this standard. Just a further comment that I agree completely with Cllr Bevan's objections to externally mounted roller shutters.</p>	<p>Further details, including sections, of proposed building facades have now been submitted. A recommended condition would reserve details of the shopfront and internal shutters for subsequent approval.</p>
GIM Property, freeholder of Nos. 803-805 High Road	<p>One of our client's major concern is that The Bricklayers Arms Public House was constructed in the late 19th century and has traded as a public house on the High Road throughout to date. It is noted that the application seeks to provide a substantial number of residential units on the site, considerably more than the residential accommodation that serves the building at present. It is particularly noted on drawing Nos. GA-A/0821, 0822 and 0823 that flats will be built against the new party wall to the rear of the building that will overlook the public house garden</p> <p>Our clients concern is that they have traded this property many years and benefit during the football season from the applicant's supporters using the premises, in particular the trade garden area. The most significant concern being that the garden remains well used after midweek football matches and at present the property is licenced to trade until midnight, therefore, it is considered that the current trading situation will have an impact on any residential accommodation. In the long term our clients do not wish to find that their trade is being restricted by the new development regarding the trading situation.</p> <p>We also wish to draw attention to the design at ground floor level on plan GA-A0821 which appears to show 2 No. windows marked 13, constructed in the existing party fence or new party wall construction that will overlook the trade garden. At present there is a solid wall construction, it is considered that it is absolutely necessary that a suitable solid boundary</p>	<p>Recommended noise and obscure glazed window conditions should ensure that the proposed homes would safeguard the long-term use of the beer garden.</p> <p>The impacts on the daylight of residents living on the upper floors of Nos. 803-805 High Road is considered acceptable.</p>

Commentator	Comment	Response
	<p>remains between the public house and the proposed development. Furthermore, it is our view that the applicant has no right to build windows into a boundary wall in the positions shown.</p> <p>On behalf of our clients we also wish to draw attention to some of the information and statements that are contained within the Daylight and Sunlight assessment prepared by Hydrock Consultants Ltd. It is firstly noted that the 3D perspective of the development appears to indicate a gap between the front part of the new development to the High Road and the rear three storey providing day light at low level into the central amenity area which is not the case as a party fence wall to a height of approximately 2.5m will remain in position.</p> <p>In item 4, existing building impact assessment, the VSC factor shows a reduction to every window at every floor level in both Nos. 803 and 805 High Road, with 2 No. windows at first floor level completely failing to provide the recommended level of light into the building.</p> <p>These reductions and the failure level are glossed over in the conclusions at paragraph 7.3 stating that these reductions are acceptable, given that the site is located in a dense urban context, the daylight and sunlight levels received are within acceptable tolerances. We are therefore of the view that our client's residential accommodation is definitely impacted by the proposed development.</p> <p>We also note that the applicant has included a structural report detailing the impact on No. 807, however, there is no assessment in respect of the impact on 805 which will be substantial given the proposed design and construction method.</p> <p>Whilst technically not a planning issue our clients do hope the Council will consider a number of conditions to protect their business and the other businesses along the High Road during the course of the construction phase as the redevelopment of this building will have a significant effect on the locality.</p> <p>Whilst our clients do not object in total to the proposed development, they do have concerns regarding their long term position in the community and the affect that the close proximity of residential accommodation will have on their business in the long term as well as the impact on the upper floors residential accommodation.</p>	

Commentator	Comment	Response
Councillor Bevan	<p>I am the Cllr responsible for responding to planning issues within this ward, I have visited the above address and my comments are below and are based on my observations and local knowledge during my 17 years as a Councillor for this ward.</p> <p>Subject to the input of the Conservation Officer I would be supportive of this application providing the policy on shutters is applied. No external shutters, if internal shutters are to be permitted, I would request not, I would request that they be the lattice type and not solid steel. My support is conditional on the above being applied concerning shutters for all the non-residential units.</p>	A recommended condition would reserve details of the shopfront and internal shutters for subsequent approval.
Tottenham CAAC	Comments: We note conservation and design officers and Quality Review Panel are happy with this. Would be good to see detailed sections of the facade	Further details, including sections, of proposed building facades have now been submitted.

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Appendix 6 – Images of the site and proposed scheme



The site – frontages on to High Road and Percival Court

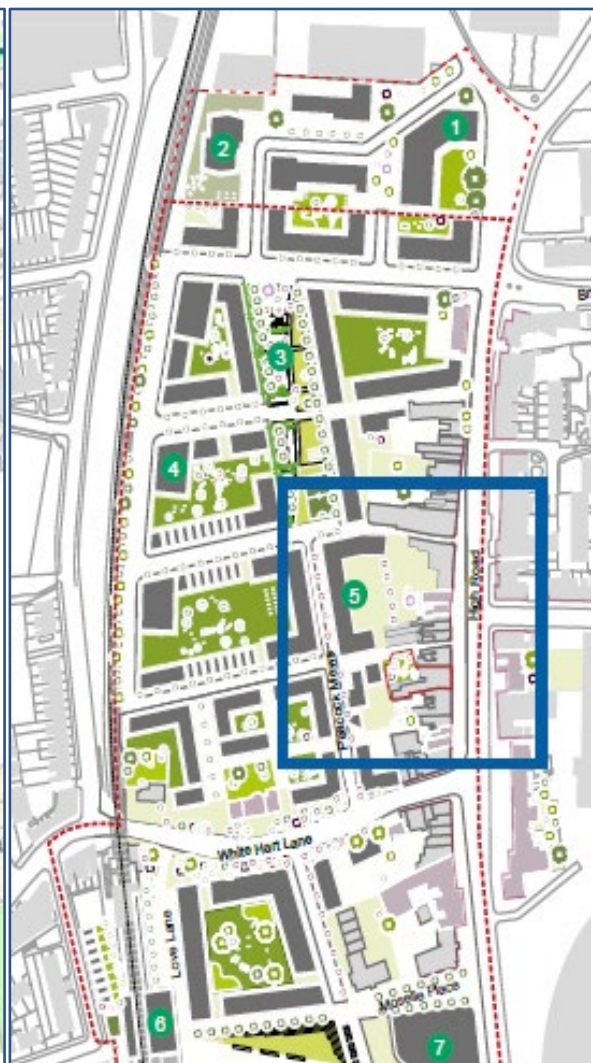
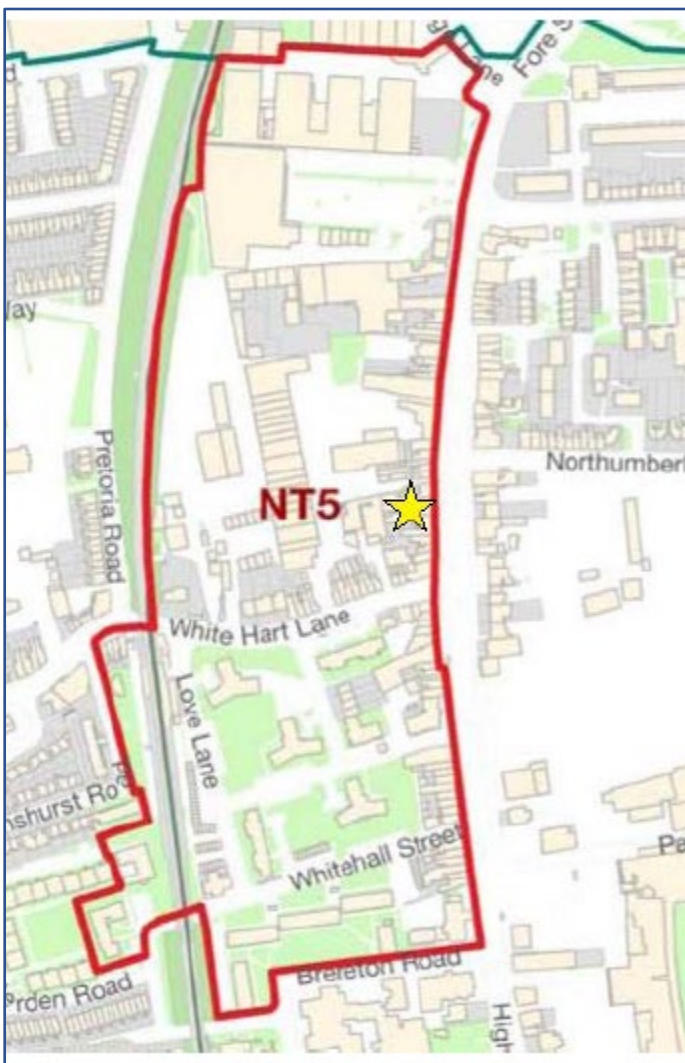


Existing High Road frontage

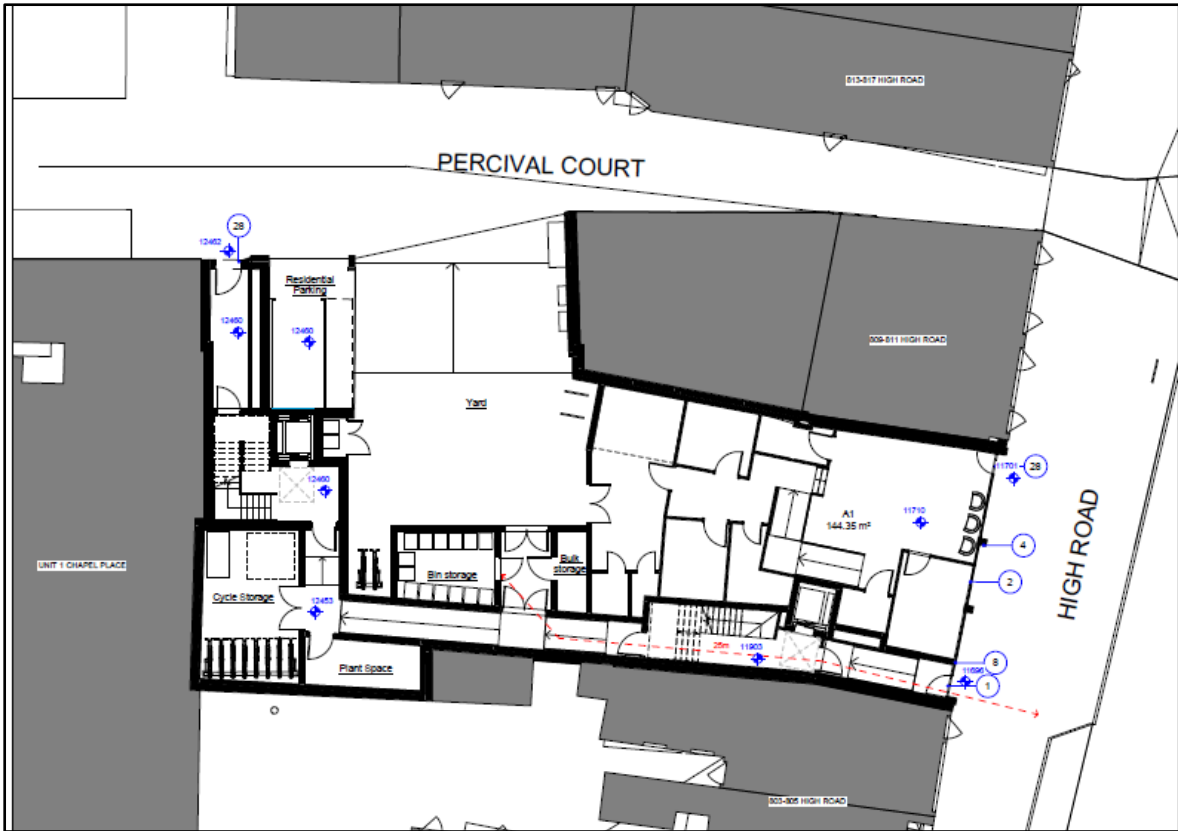




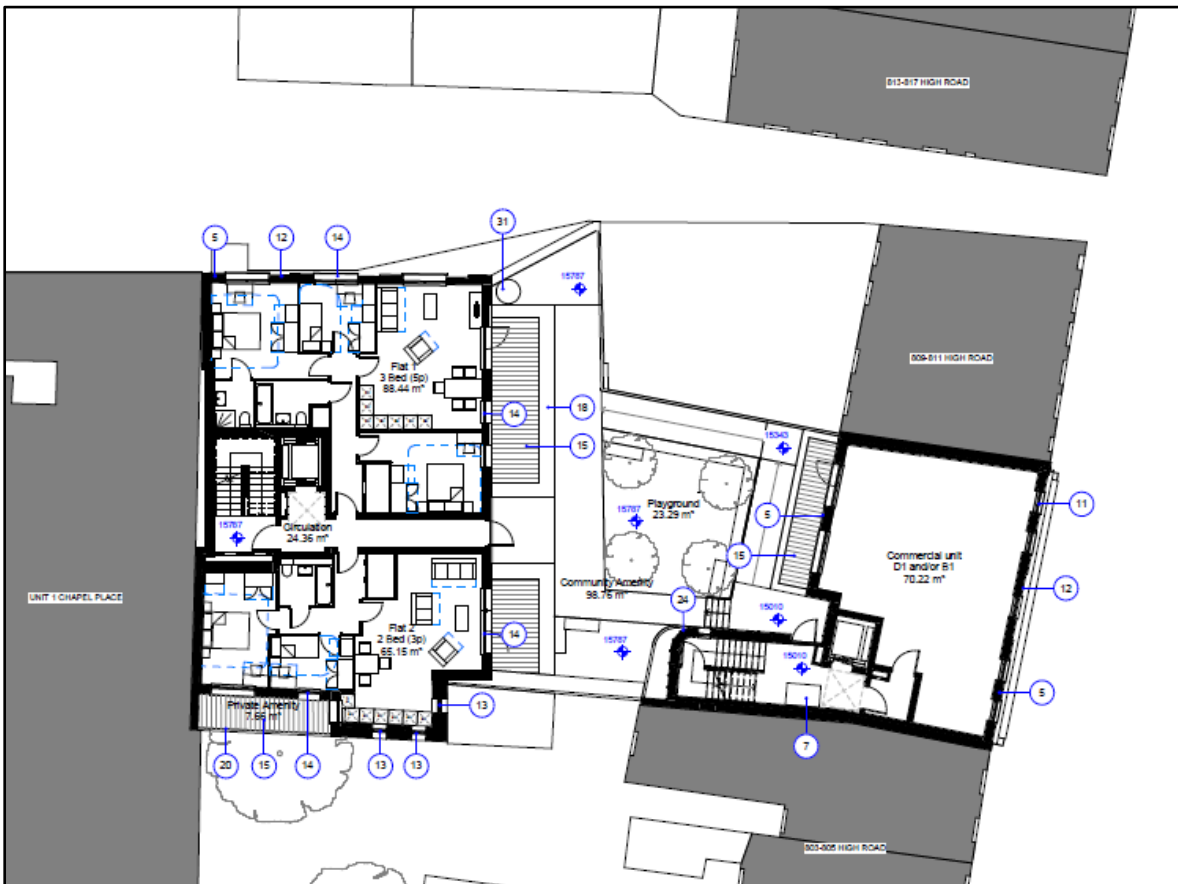
Existing Percival Court frontage



Site Allocation NT5 (site identified by ) and site in High Road West Masterplan Framework Area



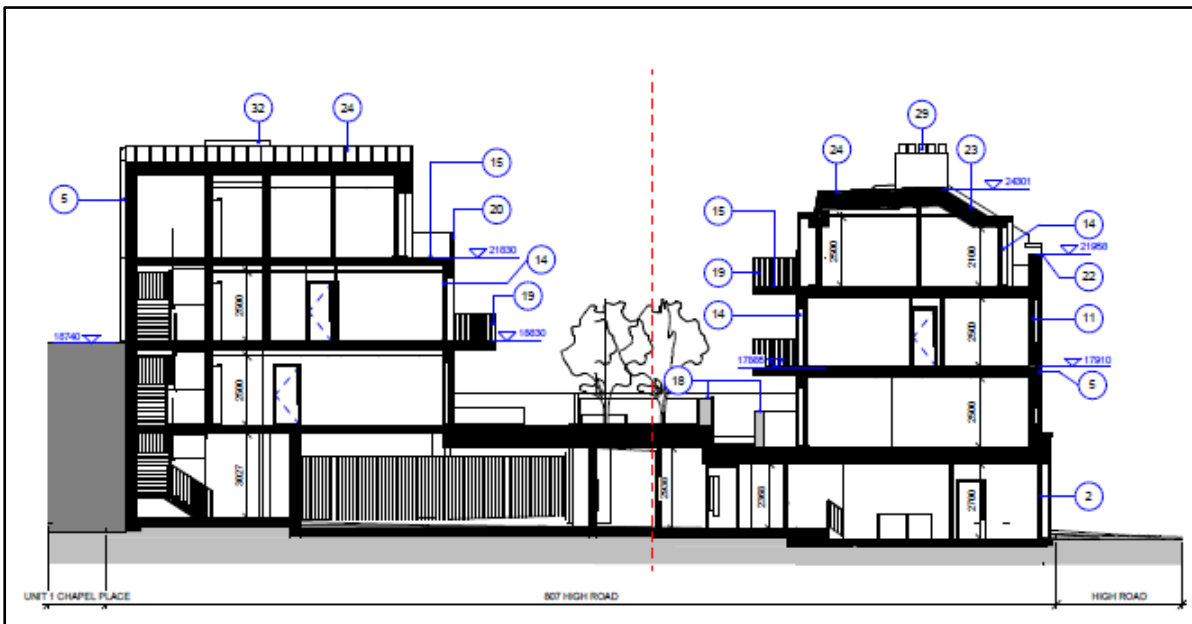
Proposed ground floor plan



Proposed 1<sup>st</sup> floor plan

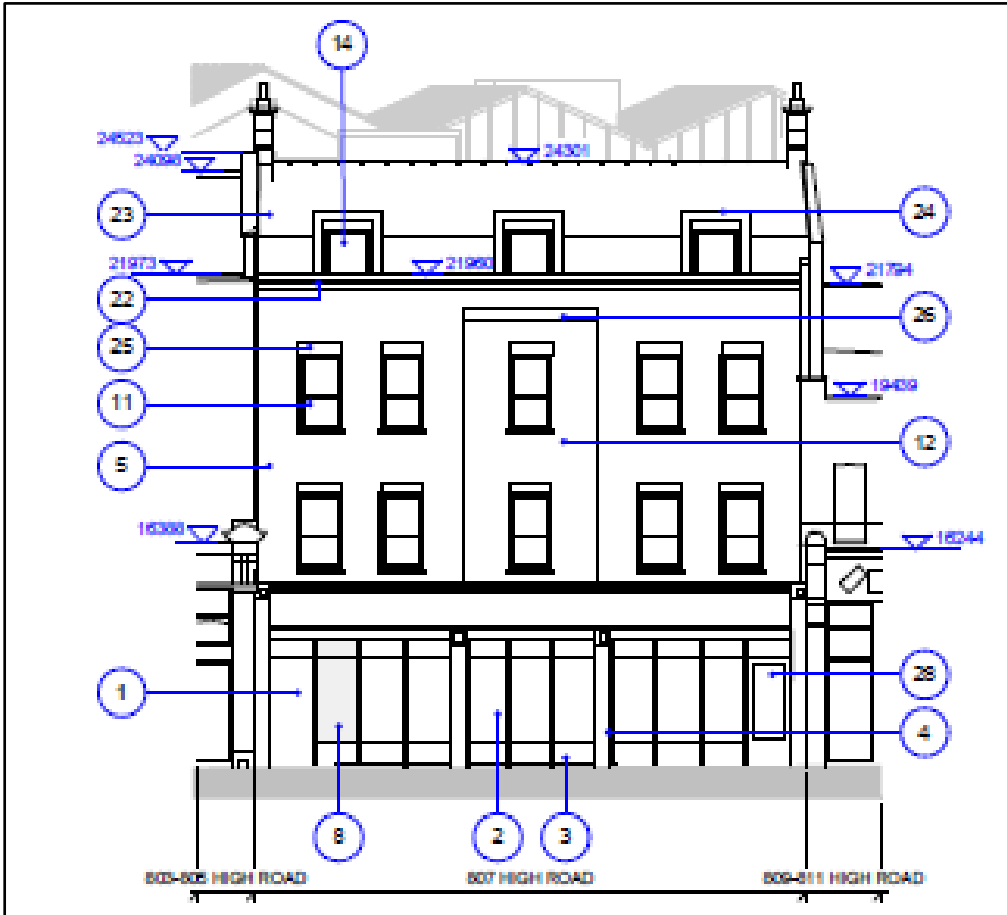


Proposed 3<sup>rd</sup> floor plan

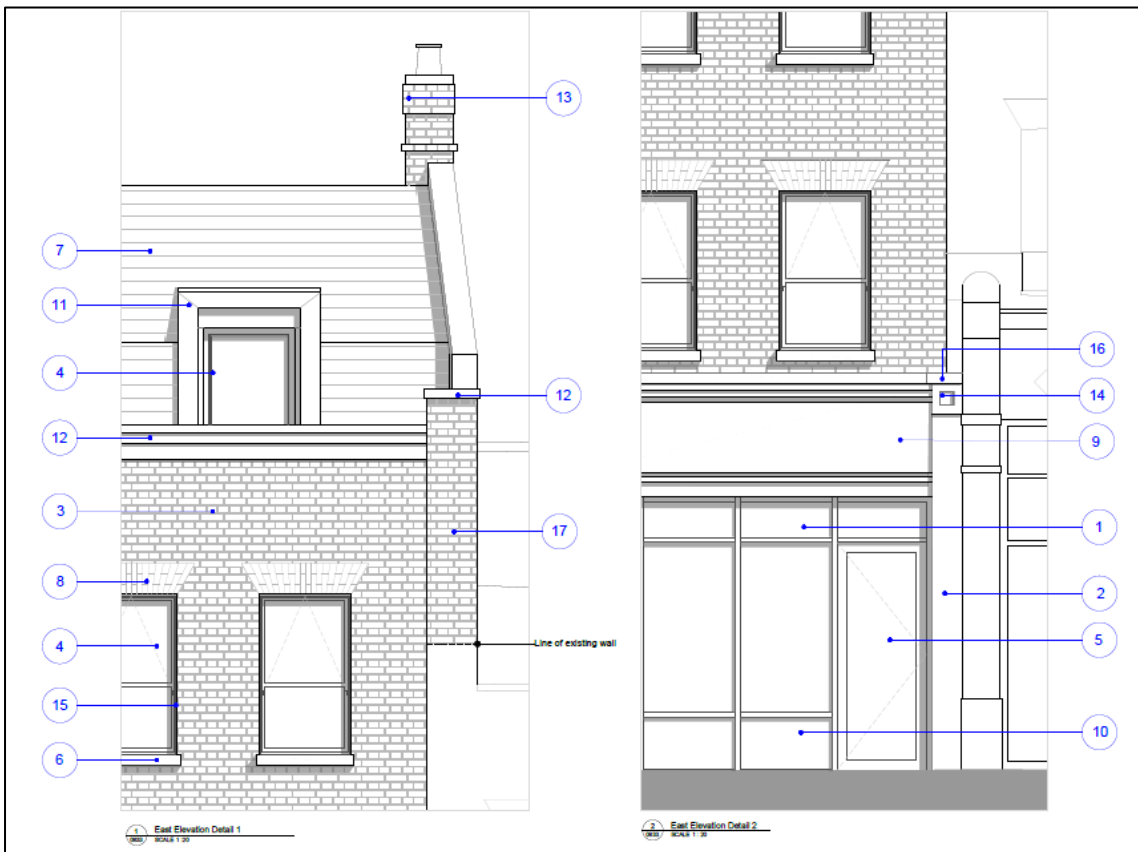


Proposed section – Block A (fronting High Road) on right and Block B on the left

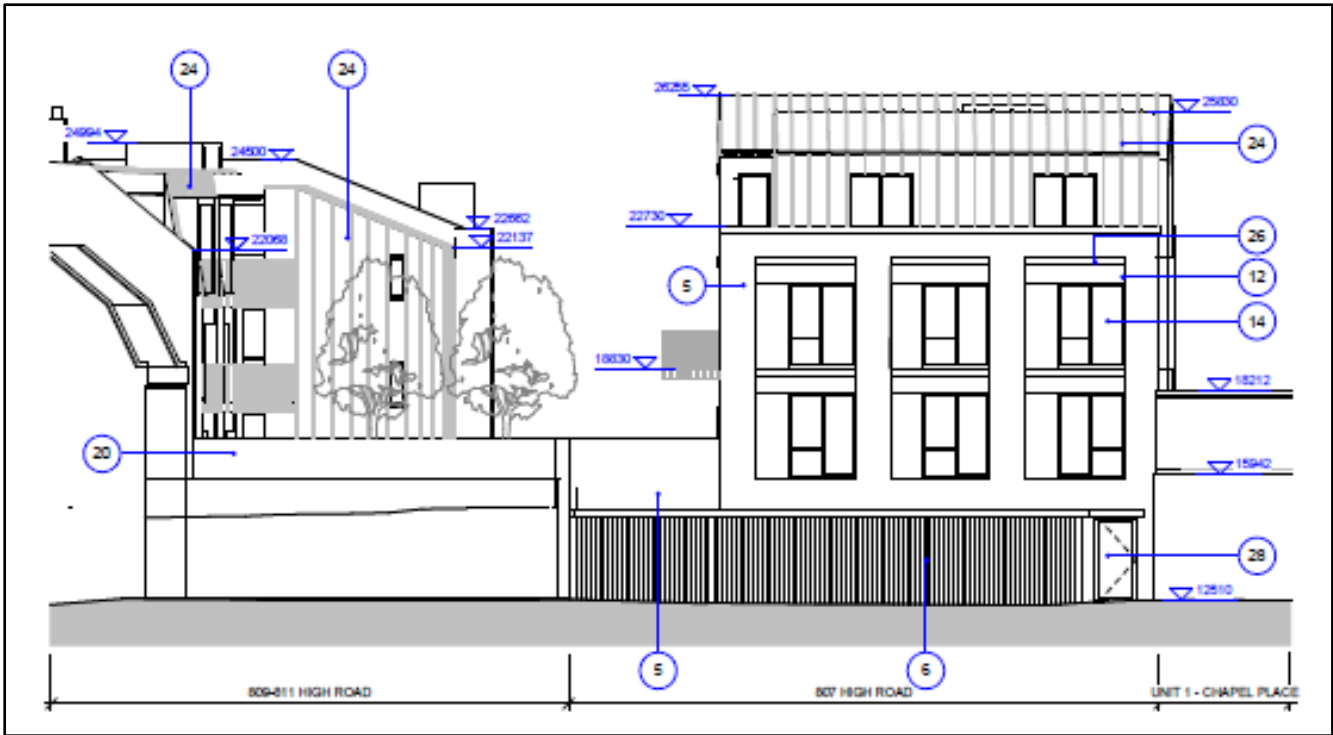




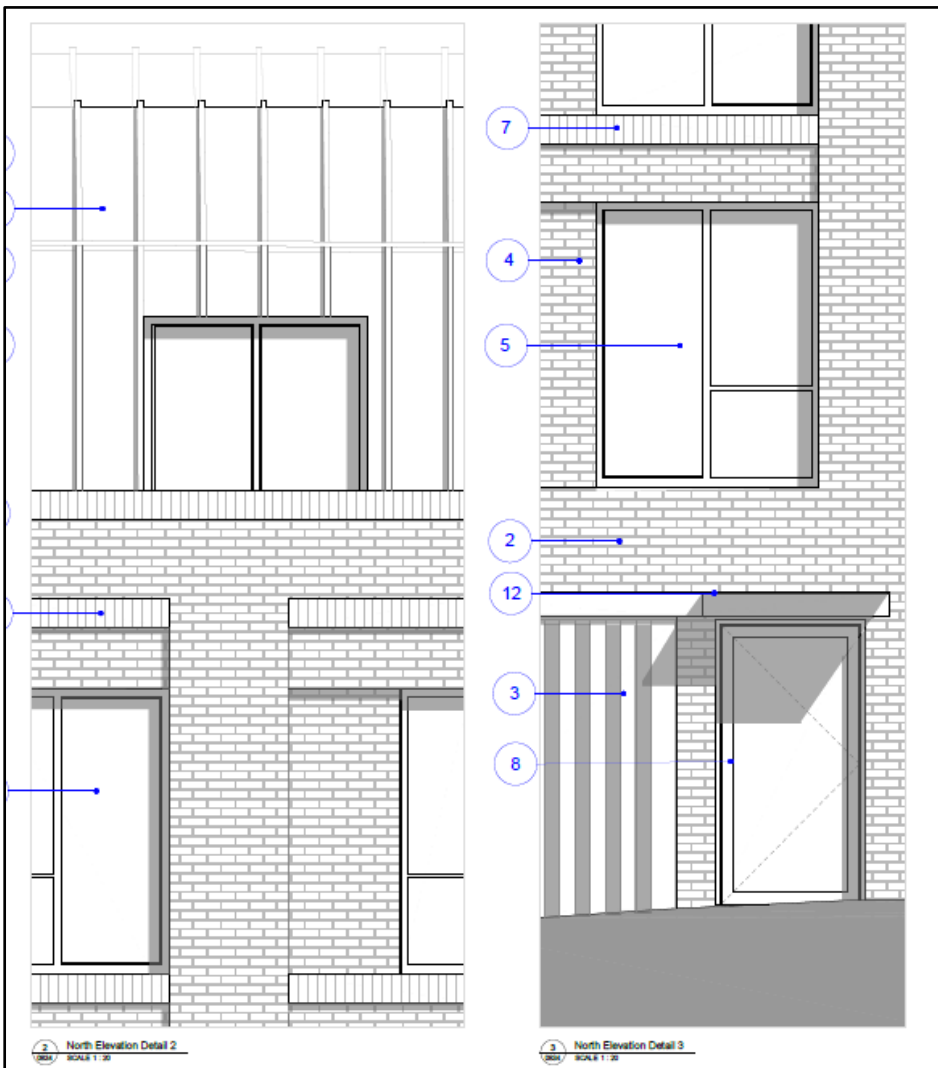
**Block A – High Road frontage**



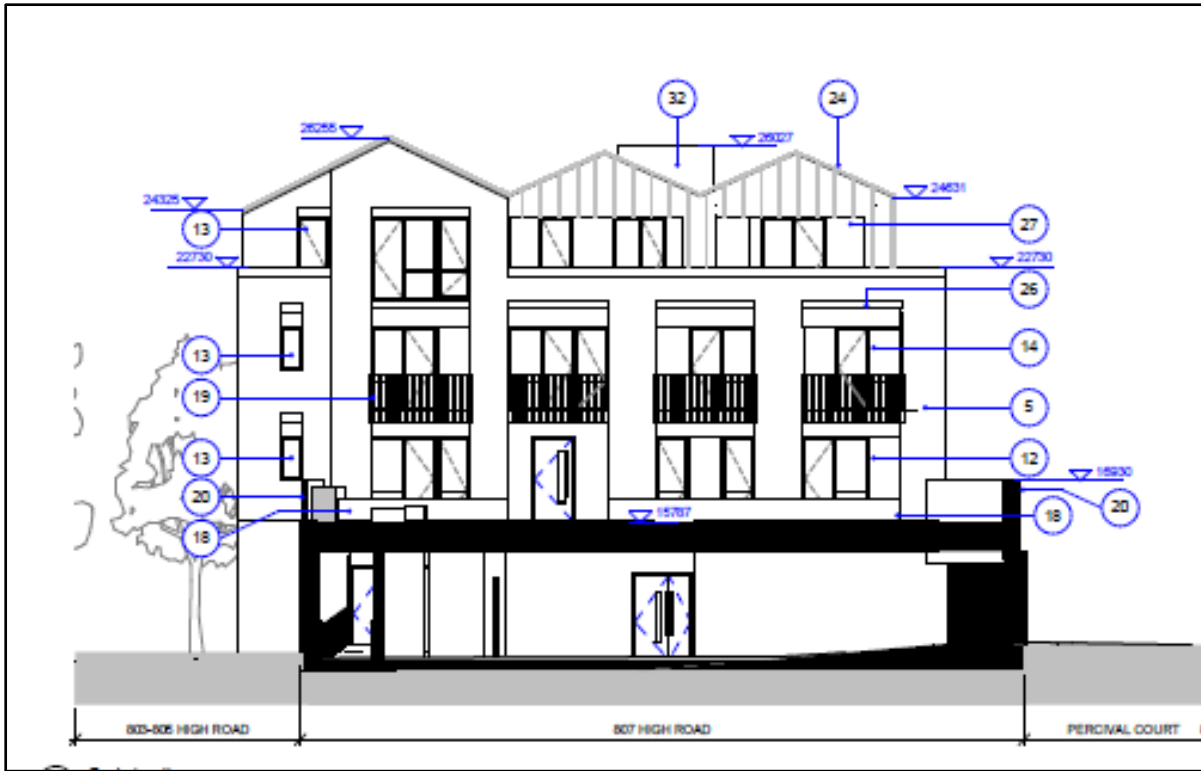
**Block A – High Road frontage details**



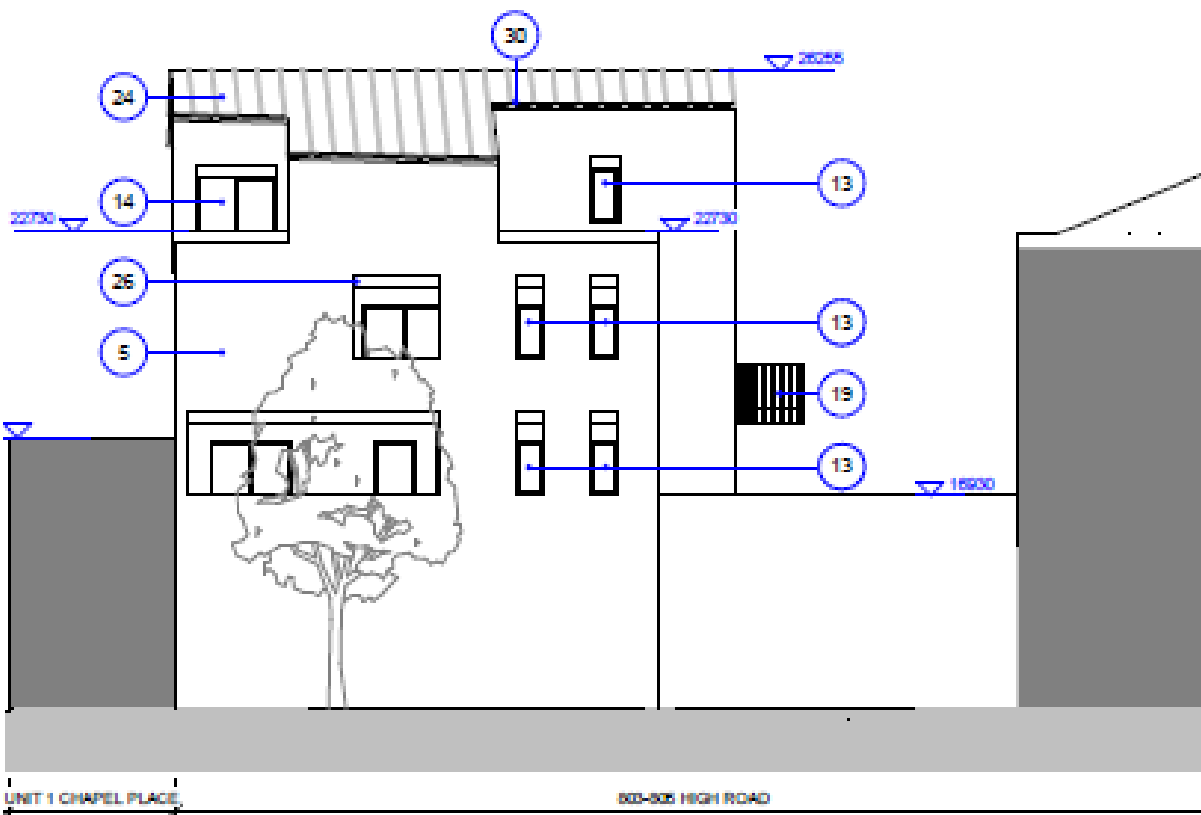
**Blocks A and B – Percival Court frontage**



**Block B Percival Court – detail**



**Block B western elevation (facing rear of Block A)**



**Block B southern elevation (facing the Bricklayers Arms PH garden)**



1 Existing Photograph  
SCALE: 1/150



2 Proposed Development View  
SCALE: 1/150

**High Road frontage – photomontage showing existing and proposed (looking south from junction with Northumberland Park)**





1 Existing Photograph  
SCALE: NTS



2 Proposed Development View  
SCALE: NTS

High Road frontage – photomontage showing existing and proposed (looking north up High Road)

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## **Appendix 7 – Conditions & Informatives**

### **Time Limit**

1. The development shall be begun within four years of the date of the permission.  
REASON: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

### **Approved Plans**

2. The development hereby approved shall be carried out in accordance with the following approved plans:

- SEE APPENDIX 1

The development hereby approved, as depicted on the approved plans, shall be completed in accordance with the approved plans, except where conditions attached to this planning permission or S106 obligations related to this planning permission indicate otherwise.

REASON: For the avoidance of doubt and in the interests of proper planning.

### **Contract**

3. Prior to any works of demolition of any building(s) on the site, evidence of contract(s) for the development of Blocks A and B in their entirety shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the North Tottenham Conservation Area.

### **Accessible Housing**

4. The detailed design for each dwelling in Block A and B hereby approved shall meet the required standard of the Approved Document M of the Building Regulations (2015) as follows:

- Dwelling Block B8 shall meet Approved Document M M4(3).
- All other dwellings shall meet Approved Document M M4(2).

REASON: In order to ensure an adequate supply of accessible housing in the Borough and to ensure an inclusive development.

### **BREEAM Accreditation**

5 (a) No development shall commence until a design stage accreditation certificate has been submitted to the Local Planning Authority confirming that the development will achieve a BREEAM 'Very Good' outcome (or any such equivalent national measure of sustainable buildings which replaces that scheme).

(b) The retail/commercial units shall not be occupied (Use Class A1/B1 or D1) until a final Certificate has been submitted to the Local Planning Authority certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Very Good' for that unit has been achieved.

(d) The Accreditation of 'Very Good' shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure sustainable development in accordance with London Plan 2016 Polices 5.1, 5.2, 5.3 and 5.9 and Local Plan Policy SP4.

### Block A – Noise Attenuation 1

6. (a) No development of Block A at slab level or above shall commence until such times as full details of the ceiling slab/walls and any other noise attenuation measures between the first floor commercial unit (Use Class D2/B1) and dwellings on the second floor of the approved scheme and between this unit and existing homes in Nos. 803-805 High Road and No. 809 High Road have been submitted to and approved in writing by the Local Planning Authority.

(b) The details shall be designed to ensure that at any junction between existing and proposed dwellings and the first floor commercial unit, the internal noise insulation level for the dwellings is no less than 60 dB DnT,w + Ctr.

(c) The approved ceiling slab/walls and any other noise attenuation measures shall be completed prior to the occupation of the second-floor dwelling directly above the commercial unit is first occupied and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of these dwellings.

### Block A – Noise Attenuation 2

7. (a) The dwellings hereby approved in Block A shall not be occupied until such times as full details of the glazing specification and mechanical ventilation for habitable rooms in the eastern façade of the dwellings have been submitted to and approved in writing by the Local Planning Authority.

(b) The above details shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' and meet the following noise levels;

Time	Area	Average Noise level
Daytime Noise 7am – 11pm	<b>Living rooms &amp; Bedrooms</b>	<b>35dB(A)</b> (L <sub>Aeq,16hour</sub> )
	<b>Dining Room Area</b>	<b>40dB(A)</b> (L <sub>Aeq,16hour</sub> )
Night Time Noise 11pm -7am	<b>Bedrooms</b>	<b>30dB(A)</b> (L <sub>Aeq,8hour</sub> )

With individual noise events not to exceed 45 dB L<sub>Amax</sub> (measured with F time weighting) more than 10-15 times in bedrooms between 23:00hrs – 07:00hrs.

(c) The approved glazing specification and mechanical ventilation measures for the habitable rooms in the eastern façade of the dwellings shall be installed and made operational prior to the occupation of any of the dwellings in Block A and shall be maintained thereafter.



REASON: In order to ensure a satisfactory internal noise environment for occupiers of these dwellings.

### **Mechanical Plant Noise**

8. The design and installation of new items of fixed plant shall be such that, when in operation, the cumulative noise level LAeq arising from the proposed plant, measured or predicted at 1m from the facade of any residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.

REASON: In order to protect the amenity of nearby residential occupiers.

### **Tree retention**

9. (a) No development shall commence (including demolition), until a scheme for the protection of the existing Common Ash tree (T1 in the Arboricultural Impact Assessment, March 2020) immediately adjacent to the sited trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS:

- i) Location and installation of services/ utilities/ drainage;
- ii) Methods of demolition within the Root Protection Area (RPA as defined in BS 5837: 2012) of the retained trees;
- iii) Details of construction within the RPA or that may impact on the retained trees;
- iv) a full specification for the installation of boundary treatment works;
- v) a specification for scaffolding and ground protection within tree protection zones;
- vi) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;
- vii) Methodology and detailed assessment of root pruning;
- viii) Arboricultural supervision and inspection by a suitably qualified tree specialist
- ix) Reporting of inspection and supervision; and
- x) Methods to improve the rooting environment for retained and proposed trees and landscaping.

(b) The development thereafter shall be implemented in accordance with the approved details.

REASON: To safeguard the existing tree in order to ensure a satisfactory level of amenity and biodiversity, in accordance with Local Plan Policy DM1 and pursuant to section 197 of the Town and Country Planning Act 1990.

### **Landscape Details**

10. (a) The following external landscaping details of the proposed roof level communal amenity space shall be submitted to and approved by the Local Planning Authority before either Block A or Block B commences above ground floor slab level:

- i) Hard surfacing materials;
- ii) Children's play area and equipment;
- ii) Boundary treatments

- vi) Bird boxes and 'insect hotels.'
- vii) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;
- ix) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and
- x) Implementation programme.

(b) The external landscaping shall be carried out in accordance with the approved details and implementation programme unless otherwise agreed in writing by the Local Planning Authority.

(c) Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory level of residential amenity, children's play opportunities, food growing opportunities, biodiversity enhancement and boundary treatments.

#### **Opaque Glazing**

11. Those windows identified on Drawings 807-1000-22-L01-GA-A-0821 Rev P1 and 807-1000-22-L01-GA-A-0822 Rev P1 that are identified as being windows with opaque glazing shall be fitted with opaque glazing and this form of glazing shall be retained thereafter.

REASON: To ensure a satisfactory level of residential amenity.

#### **Opaque Glazed Screen**

12. (a) No development shall commence above ground floor slab level of Block B until detailed proposals for the installation of a glazed screen along the southern edge of balconies serving the living rooms of Flats 2 and 5 have been submitted to and approved in writing by the Local Planning Authority.

(b) Flats 2 and 5 shall not be first occupied until such times as glazed screen as approved under Part (a) of this condition have been installed.

(c) The installed glazed screens shall be retained thereafter.

REASON: To ensure a satisfactory level of residential amenity.

#### **External Materials and Details**

13. (a) No development shall commence above ground floor slab level of the relevant Block until details of all proposed external materials and on-site energy infrastructure for that Block have been submitted to and approved by the Local Planning Authority. These details shall include

- i) Blocks A & B - External facing materials and glazing, including sample boards of all cladding materials and finishes;

- ii) Block A & B - Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of stair/lift cores;
- iii) Blocks A & B - Air Source Heat Pumps in covered yard;
- iv) Blocks A & B - Sectional drawings at 1:20 through all typical external elements/facades, including all Openings in external walls including doors and window-type reveals, window heads and window cills;
- v) Blocks A & B - Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;
- v) Block B – Details of perforated metal panels and door/gate/shutter opening mechanisms along northern elevation to Percival Court;
- vi) Block B – 1:20 sections of shopfront and internal shutters; and
- vii) Block B - Photovoltaic panels.

(b) Thereafter the development shall be carried out in accordance with the approved details and materials.

REASON: To ensure that the development hereby approved is satisfactory.

**No Plumbing on outside of buildings**

14. No plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the buildings hereby approved unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

REASON: In order to safeguard the appearance of this important façade within the North Tottenham Conservation Area.

**No Grilles on outside of Block A**

15. No grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the High Road frontage of Block A unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

REASON: In order to safeguard the appearance of this important façade within the North Tottenham Conservation Area.

**Secured by Design**

16. (a) Prior to the first occupation of Block A or B, a 'Secured by Design' accreditation shall be obtained for such Block or part of such Block or use and thereafter all features are to be permanently retained.

(b) Accreditation must be achieved according to current and relevant Secured by Design guide lines at the time of above grade works of each Block or Phase of the development.

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

**Fire Statement**

17. The development shall be carried out in accordance with the provisions of the Fire Safety Review prepared by International Fire Consultants Limited dated March 2020 unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with Intend to Publish London Plan Policy D12.

### **Energy Plan (PRE-COMMENCEMENT)**

18. (a) No development shall take place until an updated Energy & Sustainability Statement has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the approved development has made acceptable provisions to connect to a North Tottenham Decentralised Energy Network (DEN), with an interim gas boiler heating solution and SAP2012 carbon factors. This updated Energy & Sustainability Statement shall include the following:

- i. A plan showing the required layout of infrastructure (including conduit space, pipes and plant room) to connect to a future DEN;
- ii. Drawings and specifications setting out how the detailed design of the heat network and how this complies with CIBSE CoP1 and the LBH Generic Specification. This should include detail of pipe routes and lengths, pipe sizes (taking account of flow and return temperatures and diversification) and insulation to determine heat loss from the pipes in W/dwelling in order to demonstrate losses have been minimised;
- iii. Buried pipe (dry and filled with nitrogen) to LBH's approved specification from the ground floor plant room to a manhole at the boundary of their site and evidence of any obstructions in highway adjacent to connection point;
- iv. A clear plan for Quality Assurance of the network post-design approval through to operation, based on CP1;
- v. A clear commercial strategy identifying who will sell energy to residents and how prices/quality of service will be set;
- vi. Calculations to determine how carbon offset payments are to be split between the 'initial offset' (100% of which to be paid on commencement) and the 'deferred offset'. (payable if no connection to a DEN within 10 years).

(b) Prior to the first occupation of Blocks A or B, written evidence shall be submitted to the Local Planning Authority that the proposed solar photovoltaic array of at least 6.93 kWp and associated monitoring equipment has been installed correctly. The solar PV array shall be maintained and cleaned at least annually thereafter.

(c) Within six months of first occupation, of Block A or B evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

REASON: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2, draft New London Plan (Intend to Publish) Policy SI2 and Local Plan Policy SP4.

### **Overheating**

19. (a) No development shall take place until written evidence to demonstrate the following has been submitted to and approved by the Local Planning Authority:

- i. How the detailed design stage has explored and identified further mitigation measures to reduce the risk of overheating for the development under Design Summer Years 2 and 3 for London under TM59
- ii. Details of a home user guide that shall be made available to all residents that first occupy the approved dwellings.

(b) The development shall be built in accordance with the Overheating Assessment (dated August 2020) by eb7 and any further necessary mitigation measures approved in relation to (a) above.

REASON: To enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy 5.9 of the London Plan, Draft Policy SI4 of the draft New London Plan, and Policies SP4 and DM21 of the Local Plan.

### **Mechanical Ventilation and Heat Recovery**

20. (a) Prior to installation, written and drawn details of the Mechanical Ventilation and Heat Recovery (MVHR) systems shall be submitted to the Local Planning Authority. Details shall include the efficiency, location of the units to ensure easy access for servicing and plans showing the rigid ducting.

(b) The approved MVHR details shall be installed prior to first occupation of the Block to which they relate and shall be retained thereafter.

REASON: To ensure the new homes are adequately ventilated as required by London Plan Policy 5.9.

### **Domestic Boilers**

21. Any gas boilers to be provided for space heating and domestic hot water for either Block shall have dry NO<sub>x</sub> emissions not exceeding 32 mg/kWh (0%).

REASON: As required by The London Plan Policy 7.14.

### **Land Contamination – Part 1 (PRE-COMMENCEMENT)**

22. (a) No development shall commence other than investigative work until:

i) Taking account of information in the Phase I Environmental Site Assessment Report (Reference 325713.0000.0000, TRC Companies Ltd, September 2019), a site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. 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.

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

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

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

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

### **Land Contamination – Part 2**

23. Where remediation of contamination on the site is required pursuant to the condition above, 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 first occupied.

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

### **Unexpected Contamination**

24. (a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority.

(b) The remediation strategy shall be implemented as approved.

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

### **Archaeology 1**

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

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

- i. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
- ii. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: to protect the historic environment

### **Archaeology 2**

26. (a) No development, including demolition, shall take place until a detailed scheme showing the complete scope and arrangement of the foundation design and other below ground works has been submitted to and approved in writing by the Local Planning Authority.

(b) Development, including demolition, shall only take place in accordance with a detailed scheme approved under (a) above.

REASON: The Local Planning Authority wishes to ensure that any significant remains are not disturbed or damaged by foundation works but are, where appropriate, preserved in situ.

### **Cycle Parking Provision**

27. (a) Before any of the residential units hereby approved are first occupied, a 1:50 scale drawing showing details of the proposed cycle storage and stacking system proposed for the Cycle Storage area shown on Drawing 807HR-1000-ZZ-L00-GA-A-0820 Rev P4 shall be submitted to and approved in writing by the Local Planning Authority.

(b) The residential cycle parking as approved under (a) above shall be provided and made available before any of the dwellings or the shop unit to which they relate are first occupied and shall be maintained thereafter.

REASON: To ensure adequate cycle parking provision and promote environmentally sustainable travel.

### **Delivery and Service Plan**

28. (a) No development shall be first occupied until a Delivery and Service Plan has been submitted to and approved in writing by the Local Planning Authority.

(b) A Delivery and Service Plan shall include servicing arrangements for residential dwellings and the ground floor retail unit.

(c) The approved Delivery and Service Plan shall be implemented upon first occupation of development and the development shall be operated in accordance with the approved Delivery and Service Plans

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

### **Residential Waste Management Plan**

29. (a) None of the residential dwellings shall be first occupied until a Residential Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority.

(b) The Residential Waste Management Plan shall set out details of who will be responsible for moving waste and recyclables from the ground floor bin storage area

to the High Road footway and taking them back to the bin storage area on collection day.

(c) The approved Residential Waste Management Plan shall be implemented upon first occupation of any of the residential dwellings and the development shall be operated in accordance with the approved Delivery and Service Plan.

REASON: To ensure satisfactory waste and recycling collection.

**Construction Logistics Plan PRE-COMMENCEMENT**

30. (a) No development shall commence until a Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:

- i) Site access and car parking arrangements;
- ii) Delivery booking systems;
- iii) Construction phasing and agreed routes to/from the development replace lorry routing;
- iv) Timing of deliveries to and removals from the site (to avoid peak times of 07.00 to 9.00 and 16.00 to 18.00 where possible);
- v) Travel plans for staff/ personnel involved in construction.
- vi) Crane Lifting Management Plan (CLMP)
- vii) Crane Erection and Dismantling

(b) Construction works shall only be carried out in accordance with an approved CLP.

REASON: To protect the amenity of the locality.

**Demolition/Construction Environmental Management Plans PRE-COMMENCEMENT**

31. (a) No development shall commence until a Demolition Environmental Management Plan (DEMP) for the relevant part of the development has been submitted to and approved in writing by the Local Planning Authority.

(b) The DEMP/CEMP shall include an Air Quality and Dust Management Plan (AQDMP).

(c) No development shall commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

(d) The DEMP and CEMP shall provide details of how demolition and construction works respectively are to be undertaken and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;
- 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;
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;



- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

(e) The AQDMP shall be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

(f) Demolition and construction works shall only be carried out in accordance with an approved DEMP and CEMP. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

#### **Impact Piling Method Statement PRE-COMMENCEMENT**

32. (a) 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.

(b) Any piling must be undertaken in accordance with the terms of the approved piling method statement

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

#### **Business and Community Liaison (PRE-COMMENCEMENT)**

33. (a) For the duration of the demolition and construction works the developer and its contractors shall inform local residents and businesses of the following:

- i) Hours of working and any temporary traffic/highway works;

- ii. Telephone contacts to get advice or raise comments of complaints regarding the development with the view of resolving any concerns that might arise; and
- iii. Advanced notice of exceptional works or deliveries.

(b) The proposed methods for achieving the requirements of (a) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

REASON: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

### **Telecommunications**

34. The placement of any telecommunications apparatus, satellite dish or television antenna on any external surface of the development is precluded, with exception provided for a communal satellite dish or television antenna 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.

Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

1. Working with the applicant. In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

2. Community Infrastructure Levy. The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the estimated Mayor's CIL would be 78,849 and (based on the current Haringey CIL charge rate for the Eastern Zone of £15 per square metre (£20.96 with indexation) the estimated Haringey CIL charge would be £19,179, giving a total of £98,029. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor within the table below

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

5. Numbering New Development. 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.

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

7. Dust. The applicant must ensure that any issue with dust where applicable is adequately addressed so as to ensure that; the effects of the construction work upon air quality is minimised.

8. Heritage assets of archaeological interest. The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed foundation designs for approval.

9. Written Scheme of Investigation – Suitably Qualified Person. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

10. Deemed Discharge Precluded. The Condition addressing a Written Scheme of Investigation (WSI) is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

11. Composition of Written Scheme of Investigation. Historic England GLAAS envisages that archaeological fieldwork would comprise the following:

#### Geoarchaeological Assessment and Coring

Geoarchaeology is the application of earth science principles and techniques to the understanding of the archaeological record. Coring involves boreholes drilled into the buried deposits to record (and sample) their characteristics, extent and depth. It can assist in identifying buried landforms and deposits of archaeological interest, usually by using the results in deposit models. Coring is often undertaken when the deposits of interest are too deep for conventional digging, or when large areas need to be mapped. It is only rarely used in isolation usually forming part of either an archaeological evaluation to inform a planning decision or the excavation of a threatened heritage asset.

## Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

The scope of the archaeological mitigation will depend on the results of the above phases of work. You can find more information on archaeology and planning in Greater London on our website This response only relates to archaeology. You should also consult Historic England's Development Management on statutory matters.

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

13. Piling Method Statement Contact Details. Contact Thames Water  
<https://developers.thameswater.co.uk/Developing-a-largesite/>  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

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

15. Paid Garden Waste Collection Services. Haringey operate a paid garden waste collection service; the applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit our website: [www.haringey.gov.uk/environment-and-waste/refuse-and-recycling/recycling/garden-waste-collection](http://www.haringey.gov.uk/environment-and-waste/refuse-and-recycling/recycling/garden-waste-collection)

16. Sprinkler Installation. The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

17. Designing out Crime Officer Services. The applicant must seek the continual 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](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813.

18. 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.

19. Site Preparation Works. These comprise site preparation and temporary works including but not limited to the demolition of existing buildings and structures; surveys; site clearance; archaeological works; ground investigation; remediation; the erection of fencing or hoardings; the provision of security measures and lighting; the erection of temporary buildings or structures associated with the development; the laying, removal or diversion of services; construction of temporary access; temporary highway works; and temporary internal site roads.

20. Tree works. The following British Standards should be referred to:  
a) BS: 3998:2010 Tree work – Recommendations and b) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations

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Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:** HGY/2020/1841**Ward:** Woodside**Address:** Rear of 132 Station Road N22 7SX**Proposal:** Construction of 6 dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures**Applicant:** Arden Property Limited**Ownership:** Private**Case Officer Contact:** Laurence Ackrill**Site Visit Date:** 24/09/2020

1.1 This application has been brought before the committee following ward councillor referral (Cllr. Peter Mitchell).

**1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of backland development is considered acceptable, following a detailed assessment of the scheme overall.
- The proposed development would be of a high-quality design and would enhance the character and appearance of the Conservation Area overcoming the previous reason for refusal at appeal.
- The impact of the development upon the residential amenity of neighbouring occupiers is acceptable.
- The proposal would offer a high-quality form of accommodation for future occupants.
- There would be no significant impact on parking or the transport/highways network.
- The proposal would not have a significant impact on biodiversity, would not result in the loss of any designated nature conservation or public open space.
- The excavations to create the proposed basements would not cause significant harm to adjoining properties or increase flood risk subject to detailed conditions.
- Site access arrangements would be sufficient for the purposes of carrying out the development.
- Satisfactory waste collection arrangements can be secured by way of condition.

**2. RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director for Planning, Building Standards and Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Standards and Sustainability 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 12/01/2021 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 (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

**Conditions** (the full text of recommended conditions is contained in Appendix 1 of this report)

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Written scheme of investigation
- 5) Details of lighting
- 6) Cycle storage
- 7) Refuse storage
- 8) Hard and soft landscaping
- 9) Construction management plan
- 10) AQDMP
- 11) Considerate constructor scheme
- 12) Desktop study contamination
- 13) Contamination remediation
- 14) Tree protection fencing
- 15) Green / Meadow roof details
- 16) Restrict vegetated roof as amenity area
- 17) Details of enclosures
- 18) Restrict PD rights
- 19) Qualified chartered engineer



- 20) Drainage strategy
- 21) Overheating
- 22) Energy Strategy

**Section 106 Heads of Terms:**

- 1) Car free
  - 2) Community use agreement
- 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 be refused for the following reasons:
- 1. *The development, in the absence of a legal agreement does not include a formal undertaking to secure a contribution to allow the modification of the existing traffic order to exempt future occupants of the proposal from purchasing parking permits and alterations to the public highway, arising as a result of the development. As such, the proposal is contrary to Policy 6.13 of the London Plan 2016, SP7 of the Local Plan 2017 and Policy DM32 of the Development Management Development Plan Document 2017.*
- 2.7 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.

**CONTENTS**

3. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4. CONSULTATION RESPONSE
5. LOCAL REPRESENTATIONS
6. MATERIAL PLANNING CONSIDERATIONS
7. COMMUNITY INFRASTRUCTURE LEVY
8. RECOMMENDATION
9. PLANNING CONDITIONS & INFORMATIVES

**APPENDICES:**

- |            |   |
|------------|---|
| Appendix 1 | Planning Conditions and Informatives                      |
| Appendix 2 | Consultation Responses – Internal and External Consultees |
| Appendix 3 | Plans and images  |
| Appendix 4 | Appeal Decision APP/Y5420/W/18/3196614                    |

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

#### **3.1 Proposed development**

3.1.1. This is an application for the demolition of existing structures and construction of 6 dwellings (1 x two storey dwelling with basement & 5 x single storey dwellings with basement) set in a landscaped area, and the creation of a community wildlife garden with public access.

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

3.2.1 The application site relates to a plot of land which previously served as a private garden belonging to 132 Station Road. Mapping and site visit evidence suggest it has not been used as a residential garden for many years. The site is located to the east of the New River, and to the rear of gardens serving terraced houses along Station Road to the south, Park Avenue to the north west and Barrett Avenue to the north. The site is accessed via a passageway which opens on to Station Road currently serving 140 Station Road which adjoins the site to the west. It includes a number of single storey, somewhat dilapidated structures / sheds.

3.2.2 The site is within the Wood Green Common conservation area. Whilst there are no listed buildings within the site, the Grade II listed New River tunnel entrance is located on land which adjoins the site to the west. The New River itself is locally listed.

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

3.3.1 HGY/2017/2182 - Land at the rear of 132 Station Road London N22 7SX London - Demolition of existing structures and redevelopment of the site to provide 3 no. two storey family sized dwellings (with basement floors) and associated refuse shelters, cycle parking and additional landscaping. – Refused - 22/01/2018. Appeal reference APP/Y5420/W/18/3196614 - Appeal dismissed - 29/06/2018.

### **4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

- 1) LBH Transportation
- 2) LBH Conservation Officer
- 3) LBH Design Officer
- 4) LBH Drainage Officer
- 5) LBH Arb Officer
- 6) LBH Carbon Management
- 7) LBH Building Control
- 8) Avenue Gardens Residents Association

## 5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

74 Neighbouring properties  
1 Residents Association  
1 site notice erected close to the site  
Press notice published

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: 59  
Objecting: 58  
Supporting: 1  
Others: 0

5.3 The following local groups/societies made representations:

- None

5.4 The following Councillor made representations:

- Cllr Peter Mitchell - This is a significant backland development and there is likely to be substantial local interest, as there was for the previous application, HGY/2017/2182, which was referred to the Planning Committee. The application was refused by the Committee and an appeal was dismissed.

The previous application was for 3 houses, while this latest one is for 6 houses, though this does include the demolition of an existing building which was not part of the previous application.

5.5 The issues raised in third party representations that are material to the determination of the application are set out in Appendix 2 and summarised as follows:

- Housing needs are already being met
- Noise and disturbance
- Increase in traffic
- Out of character with the open space / conservation area
- Light pollution
- Loss of biodiversity / wildlife / protected species
- Safety concerns during construction
- Materials at odds with conservation area
- Plumbing and drainage issues

- Overlooking and loss of privacy
- Re-development of existing building on site overbearing
- Loss of employment
- Overdevelopment of the site
- Impact from the basement
- Security issues

## 6 MATERIAL PLANNING CONSIDERATIONS

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

1. Planning history context
2. Principle of the development
3. The impact on the amenity of adjoining occupiers
4. The impact of the proposed development on the character and appearance of the conservation area
5. Living conditions for future occupants
6. Parking and highway safety
7. Trees and ecology; and
8. Basement development

### 6.2 Planning history context

6.2.1 The application follows a previous refused application under reference HGY/2017/2182 determined in 2018 by the planning sub-committee and was subsequently dismissed at appeal under reference APP/Y5420/W/18/3196614. The proposal as part of that application involved the demolition of existing single storey structures on the site and the construction of 3 no. two storey family sized dwellings, over ground floor and basement levels.

6.2.2 The reasons for refusal as part of the refused application included the following:

6.2.3 1. *The proposed development, by reason of the quantum of development and domestication of the land, would be harmful to the character and appearance of the area and represent an overdevelopment of the site.*

6.2.4 2. *The general access arrangements proposed to service the development would not result in a high quality residential environment.*

6.2.5 The Planning Inspector as part of the appeal decision upheld the 1<sup>st</sup> reason for refusal in relation to the impact the development would have on the character and appearance of the conservation area. However, they considered that the proposed development would provide adequate living conditions for future residents in terms of access arrangements.

6.2.6 The proposed development has been altered significantly since the submission of the previous application. The site itself is larger, encompassing two small adjacent sites since the previous appeal. The number of dwellings proposed has increased from 3 to 6, including the re-development of the existing two 'Coach House' building (not within the site area at the time of the appeal). 5 of the new dwellings would comprise of an undulating 'meadow roof' with a substrate level of soil. The site also now incorporates the entirety of the land to rear of properties along both Station Road and Barratt Avenue, and proposes a publicly accessible community garden area to the east from Barratt Avenue.

### **6.3 Principle of the development**

#### *Delivering new housing*

6.3.1 Government policy as set out in the NPPF 2019 requires Local Planning Authorities to significantly boost the supply of housing (para. 59). Paragraph 68 supports approval on small sites and outlines that such sites can make an important contribution to meeting the housing requirement of an area, and often can be built out relatively quickly.

6.3.2 The principle of additional housing within the residential area is supported by the London Plan (2016) Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey's Local Plan Policy SP2 'Housing'. Policy SP2 states that the Council will seek to ensure a mix of dwelling sizes arising from development and recognises that there is a lack of family sized housing in the Borough. The Haringey Local Plan has a target of 19,820 dwellings between 2011 and 2026.

6.3.3 Third party objectors object on ground of housing needs already being met. While Haringey is delivering housing, more is required to meet targets. It is also noted that these targets are minima; there is no maximum set.

6.3.4 The new draft London Plan policy on small sites (H2) is afforded weight in the determination of this application. The plan, expected to be adopted in 2020, has been 'examined in public' and as such carries weight in the decision-making process Policy H2 set out a presumption in favour of small sites and seeks to promote infill development on vacant or underused sites within PTALs 3-6 and within 800m of a Tube or rail station. The site is located within 800m of both tube (Wood Green) and rail stations (Alexandra Palace), the site is also within close proximity to the Wood Green district town centre and within a PTAL 5 area which is considered very good. A wide variety of 24-hour bus services are accessible from Wood Green within a 10-minute walk of the site, with W3 bus stops being located within a minutes' walk of the application site along Station Road, which also provides a 24-hour service.

#### *Infill /backland development*

- 6.3.5 Part A of Policy DM7 of the Council's adopted 'Development Management DPD' 2017 states that there will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots.
- 6.3.6 The Council's Urban Characterisation Study (2015) identifies various urban typologies where the built form relies on more or less regular street forms, building facades, and garden areas where developments on back gardens are likely to have a negative impact on the character of the area and the integrity of the street scene. Back gardens are also an important ecological resource and play a significant role in drainage and flood mitigation. The Council therefore considers back garden development to be generally inappropriate and at odds with the spatial strategy of the Borough, which seeks to focus development in growth areas well served by transport and local amenities. There are in some cases exceptions to this, for example, where sites can be assembled to bring forward comprehensive development and can be designed to provide an appropriate layout consistent with the surrounding character and amenity.
- 6.3.7 Part B of Policy DM7 highlights 7 sub-points amongst which any proposal must relate sensitively to the surrounding area as well as the established street scene, provide a site specific and creative response to the built and natural features of the area and safeguard privacy, and amenity.
- 6.3.8 Despite the plot having been historically associated as a private garden, it is an anomaly in that it does not conform with the layout of development in the area which is characterised by terraced houses on rectangular plots with regularly sized garden areas to the front and rear. The proposed development would not result in the loss of private garden space to any of the existing properties along Station Road or Barrett Avenue.
- 6.3.9 On balance, the proposed development is considered sensitive in scale and footprint to the surrounding built form and pattern of development. The scheme has been carefully designed and is considered an architecturally ambitious approach to developing with landscape and ecology in mind.
- 6.3.10 Overall the principle of development is considered acceptable per se, subject to satisfying other policy objectives, most importantly heritage (conservation area) as discussed later in this report.

*Provision of open space*

- 6.3.11 Policy DM20 of the Council's Development Management DPD states that development that protects and enhances Haringey's open spaces will be supported. Whilst the current site does not fall within an area of designated open space, the proposal involves the creation of a community garden area that would

be accessible to members of the public. Planning policy at all levels recognises the importance of open space to supporting sustainable development. High quality open space can make an important contribution to the health and well-being of communities.

- 6.3.12 The provision of public open space (approximately 200m<sup>2</sup>) would provide a public benefit given that the existing site is not open to the public, and would weigh in favour of the development. A section 106 agreement would be required to ensure that it is the responsibility of the developers / occupiers of the site to maintain that area and to ensure public access is retained.

#### Loss of employment

- 6.3.13 Whilst the existing 'Coach House' on the site may have been used for employment purposes (it was last used as a music recording studio), the site is not located within a designated area for employment. In addition, the locality of the site is characterised by residential dwellings and the studio is very modest. As such, the use of the site for residential purposes would be more appropriate than that of any commercial use. Given the relatively small scale nature of the building in question, the level of employment loss would be insignificant and would be outweighed by the provision of the creation of additional housing delivery on the site in this case.

#### Site access and Security

- 6.3.14 Development Management DPD 2017 policy DM2 'Accessible and Safe Environments' states that all proposals should ensure that new developments can be used safely, easily and with dignity by all; are designed so that the layout improves people's access to social and community infrastructure, including local shops and public transport; protect, improve and create, where appropriate, safe and accessible pedestrian and cycling routes and should not impede pedestrian and cycling permeability; and have regard to the principles set out in 'Secured by Design'.
- 6.3.15 The creation of a residential use in this location would have minor material benefits to the security of the area including increasing activity in what is currently a largely disused backland plot, increased passive surveillance by future residents and the creation of a greater sense of ownership. As such the proposal would be in line with the principles of 'Secured by Design' and therefore would accord with policies DM2 and DM7.

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

- 6.4.1 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 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 The proposed 5 two storey dwellings located at ground and lower ground floor level would be sited with their rear elevations facing toward the rear of properties along Barratt Avenue. The height of these dwellings would have a maximum of approximately 3.5m in height above the existing ground level, and would comprise of an undulating roof that would decrease in height toward the rear gardens of those properties. This would appropriately mitigate against the visual impact upon those neighbouring occupiers in terms of appearing overbearing, resulting in a perceived sense of enclosure or loss of daylight. These dwellings would have small lightwell features that would be located at ground level, but would not provide any windows in the elevation facing Barratt Avenue as to protect privacy to those neighbouring occupiers sufficiently.
- 6.4.3 The main openings for these dwellings would be to the south, facing toward the rear of properties along Station Road. However, these windows would be located either at ground floor level or lower ground floor level. Some views may be had toward upper floor windows of properties along Station Road. However, these views would be sufficiently oblique as not to result in a significant loss of privacy. There would also be substantial soft landscaping measures provided to that boundary that would aid in sufficiently reducing the perception of being overlooked and would be secured by way of condition.
- 6.4.4 The proposed two storey dwelling with ground and first floors would replace an existing two storey building in that location. Whilst the replacement building would be wider than that of the existing, it would be lesser in height and would also comprise of an undulating roof form that would reduce in height toward the rear where the closest neighbouring boundaries are along Barratt Avenue. As such, this element of the development would not appear significantly more overbearing or result in a loss of outlook or daylight to neighbouring occupiers over and above the existing site circumstances. There would be no upper floor windows facing directly toward neighbouring properties, with the windows facing towards either the middle of the application site or toward the entrance to the site from Station Road, similar to the positioning of upper floor windows within the existing two storey building on the site.

- 6.4.5 In terms of light and noise disturbance, the proposal would involve the provision of residential dwellings within an existing residential area. As such, it is not considered that the proposed development would result in excessive levels of noise disturbance over and above the use of existing residential dwellings within the locality of the site. Whilst it is noted that the existing site is heavily overgrown with soft landscaping, soft-landscaping measures are proposed as part of the development to help mitigate against any levels of light or noise created from the development. It is accepted that elements of lighting from the development may become apparent in a location where non currently exists. However, this would not constitute harm to the amenity of neighbouring occupiers in terms of disturbance. A condition relating to lighting details can be secured by way of condition.
- 6.4.6 Whilst the dwellings would be somewhat visible from upper floor windows of neighbouring properties, this would not constitute harm to the amenity of neighbouring occupiers. Overall, there would be no unacceptable harm to the living conditions of neighbouring residents. As such, the scheme is considered to be in accordance with policies outlined above.

## **6.5 Design**

- 6.5.1 DM Policy (2015) DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & 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.
- 6.5.2 Good quality contemporary buildings are generally seen as an appropriate architectural response for new buildings rather than a mock or pastiche of an earlier architectural style. In this case, the proposed building would not compete or undermine any of the traditional architectural styles found within the locality.
- 6.5.3 Five of the proposed dwellings would be read as single storey buildings (with additional habitable space provided at basement level). As such the development would appear subservient to the adjacent two storey terraced housing in accordance with policy DM7(f). As per the assessment of the previous application at the site, the lack of a street frontage is noted. However, it is recognised that the site does not allow for this to be achieved.

- 6.5.4 The proposed 'Coach House' dwelling would replace an existing two storey structure in a similar location. Given the similarities in the scale of the built form in that location, it is considered that this element of the scheme would have a similar impact to that of the existing building in terms of its visual prominence.
- 6.5.5 An undulating substrate 'meadow roof' is also proposed to the roof tops of the terrace of five dwellings, which would provide a natural appearance to the dwellings and would soften and integrate the buildings into the surrounding context (further details of which can be secured by way of a planning condition).
- 6.5.6 The proposed hard landscaping materials are permeable, robust and durable elements that would weather well with low maintenance requirements, such as Corten steel for raised planters, gabion walls, and the 'Grasscrete' provides a permeable, and visually fitting surfacing for vehicular access. The overall palette of materials is high quality and well balanced, integrating well with the natural environment.
- 6.5.7 The use of high quality materials is an important part of the justification for the proposed development being considered an acceptable scheme here. As such, notwithstanding the submitted information, a condition is being attached to ensure that physical samples be submitted for further consideration. Subject to the conditions mentioned above it is considered that the external appearance and design of the building together with the proposed landscaping along the perimeters of the site will achieve a scheme of high quality design sensitive to its surroundings.
- 6.5.8 Overall, the concept is considered to be respectful of the landscaped character of the site as it is and is subordinate to the surrounding buildings. There is no in principle objection to the proposed design and this is considered the way forward in providing a natural / seamless appearance to best reflect the context of the existing site and neighbouring residential use.

## **6.6 Character and appearance of the conservation area**

- 6.6.1 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 (2015) 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.

- 6.6.2 The development site lies within Wood Green Common Conservation Area, in close proximity to the New River, to Avenue Gardens and to the Common and is significantly constrained by the residential terraces which were erected between the end of the 19th century and early 20th century respectively along Barratt avenue and Station Road. Since then. The site has been framed to the north and south by the back gardens of the terraces and seems to have been independently used. It has an almost triangular shape with an east-west orientation and is accessed from Station Road via an entrance route which runs along the west flank of the end of terrace at No 138. The route leads to the back of the terrace, where there is a two storey brick building probably built at the same time as the terrace along Station road, as historic 1914 OS maps seem to suggest.
- 6.6.3 The site is currently in poor condition and cluttered with dense, overgrown vegetation and a number of run-down sheds which detract from the character and quality of the Conservation Area.
- 6.6.4 It is noted that as part of the appeal decision relating to the previously refused application at the site, that the Planning Inspector considered that *'the site also provides an important contrast to the bustle of the surrounding streets in a busy urban area'*. *'It is quiet and tranquil, providing a degree of spaciousness within the tight grain of the terraces'* with this degree of spaciousness contributing positively to the significance of the Conservation Area.
- 6.6.5 The proposal has been developed in consultation with both conservation and urban design officers and originates from a comprehensive design exploration based on clear understanding of the green and visually open character of the site as well as from full appreciation of its spatial and visual relationship with the back gardens of the surrounding residential terraces.
- 6.6.6 The proposed development is purposely founded on a lower level than the existing residential terraces so to respect and retain the primacy of the surrounding terraces and is integrated in its landscape, so to not overwhelm the existing rear gardens and so to not detract from the views from the rear elevations of the terraces. The scheme aims to provide the highest level of integration possible with the natural and built landscape of the Conservation Area and is designed to retain the green, open and self-contained character of the site as well as improving its landscaped and built quality and the views from the surrounding houses into the site. This is considered to respond to the views of the Planning Inspector on appeal.
- 6.6.7 The curved forms of the proposed development, the undulate building line and the green roofs aim to mitigate the impact of new development on the surrounding private gardens and create a coherent site experience together with the proposed community garden on site.

- 6.6.8 The existing 'coach house', sits in a secluded location far from the street-front and is constrained in the north-west corner of the development site. Besides being an old building it is not identified or designated as a heritage asset or positive contributor to the Conservation Area, which would require at least a degree of architectural and historic interest or townscape merit, and there is no presumption for said structure to be retained.
- 6.6.9 Given the above, the proposed development is considered to be of appropriate scale, massing and architectural quality and would preserve the character and appearance of the conservation area without causing harm, arguably improving its quality and is therefore considered to comply with policy SP12 and design policies SP11 and DM1, subject to conditions in relation to materials and design specifications.
- 6.6.10 As a result of the incorporation of all of the backland area in this street-block (as opposed to the smaller area previously considered at appeal), the bespoke design-response proposed with its undulating 'meadow' rooftop, and the addition of new open space, it is considered that the concerns raised on appeal have been addressed.

## **6.7 Quality of Residential Accommodation**

- 6.7.1 London Plan (2016) 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. Local Plan (2017) Strategic Policy SP2 and Policy DM12 of the Development Management DPD 2017 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
- 6.7.2 In assessing the proposal against these requirements, the proposed units would accord with the minimum unit size requirements. The minimum standards prescribed for individual rooms are set out within The London Housing Design Guide and the proposed rooms conform to these standards as shown on the floor plans with the proposed units meeting the minimum requirement as follows:
- Dwelling No. 1 - 3 bedroom, 4 person = 84m<sup>2</sup> (110m<sup>2</sup> proposed)
  - Dwelling No. 2 - 3 bedroom, 4 person = 84m<sup>2</sup> (110m<sup>2</sup> proposed)
  - Dwelling No. 3 - 3 bedroom, 4 person = 84m<sup>2</sup> (110m<sup>2</sup> proposed)
  - Dwelling No. 4 - 3 bedroom, 4 person = 84m<sup>2</sup> (90m<sup>2</sup> proposed)
  - Dwelling No. 5 - 3 bedroom, 4 person = 84m<sup>2</sup> (89m<sup>2</sup> proposed)
  - Coach House Dwelling - 4 bedroom, 8 person = 130m<sup>2</sup> (143m<sup>2</sup> proposed)
- 6.7.3 The proposed units would meet the relevant internal space standards for each sized unit. The 5 smaller dwellings would be single aspect, but split level and also south-west facing. They would also be shallow enough in plan to receive

good levels of sunlight from the south and daylight from roof lights. The proposed couch house dwelling includes dual aspect views and also south and south west facing. All of the proposed units would provide sufficient levels of outlook from habitable rooms and daylight for future occupiers. Amenity areas are provided by way of courtyard garden areas and inset balconies at ground floor level.

- 6.7.4 It is noted that a reason for refusal of the previous application at the site related to living conditions for future occupiers due to the site not being suitably accessible. However, as highlighted above, this reason for refusal was not sustained as part of the appeal decision, where the appeal inspector considered that having regard to the aims of policy DM2 of the Councils Development Management DPD, *it would otherwise provide an acceptable standard of access and therefore is not in conflict with the policy as a whole. I therefore find that the conflict in this case would not be so harmful as to warrant the withholding of planning permission.* The proposal now provides an additional separate pedestrian access from Barratt Avenue. Given that the issues surrounding access would only improve from the determination of the previous application, such arrangements are acceptable.

## **6.8 Parking and highway safety**

- 6.8.1 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'.
- 6.8.2 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.
- 6.8.3 It is noted that as part of the previously refused application at the site for 3 additional units, no objections were raised by the Council's Transport Officers regarding the development. The impact of that development was not considered to give rise to significant concerns in terms of parking pressure that would necessitate securing the development as car free.
- 6.8.4 The current scheme would provide 6 additional units, and would be subject to being designated as a car free development, secured by way of a section 106 agreement. Given this, in addition to the high public transport accessibility of the site (PTAL 5), future occupiers of the development are more likely to use

sustainable modes of transport and that the development would not lead to a significant increase in parking pressure within the locality of the site.

- 6.8.5 It is noted that concerns have been raised in relation to safety / traffic concerns through the construction phase of the development. However, it is considered any potential issues arising from this could be adequately dealt with by way of condition ensuring that a detailed Construction Management Plan be submitted prior to works commencing on site. The Council's Transportation Team have been consulted on the application and no in principle objections have been raised, subject to the imposition of the aforementioned condition.

## **6.9 Energy and Climate Change**

- 6.10 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 New development is expected to achieve the necessary energy and CO2 requirements within the London Plan and Haringey Council's Local Plan or pay an offset payment. The applicant has submitted an Energy Statement Report and appendices with SAP calculations and a carbon emission reporting spreadsheet. The carbon savings under Be Lean are 23%, which is supported. The total emission savings are up to 60.2%. Whilst not zero carbon, this improvement is supported. In terms of overheating, a dynamic thermal assessment has not been provided. However, the Council's Carbon Management Team have been consulted as part of the application and consider that this element can be dealt with by way of condition. Given that the application relates to minor development, the proposal would not be subject to a carbon off-set contribution.

## **6.12 Flood Risk and Drainage**

- 6.12.1 London Plan (2011) Policy 5.13 (Sustainable drainage) and Local Plan (2013) 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.

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. The site is located within Flood Zone 1 and is therefore considered to have a low probability of flooding. The applicant has not submitted a Flood Risk Assessment. However, the Council's Drainage Officer has been consulted as part of the development and the area isn't within a Critical Drainage Area, as designated by Policy DM26 of the Council's Development Management DPD. The site is classified as a low risk of flooding according to the Environment Agency maps and the Council's Drainage Officer has not raised any concerns, subject to a condition regarding the submission of a drainage strategy.

### **6.13 Trees and ecology**

- 6.13.1 Haringey local Plan (2013) policy SP13 'Open Space and Biodiversity' requires that all new development shall protect and improve Haringey's parks and open spaces. The Council has a duty to have regard for conserving biodiversity and will not permit development on SINCS and LNRs unless there are exceptional circumstances and where the importance of any development coming forward outweighs the nature conservation value of the site. In such circumstances, or where a site has more than one designation, appropriate mitigation measures must be taken and, where practicable and reasonable, additional nature conservation space must be provided.
- 6.13.2 DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.
- 6.13.3 It is noted that there are a number of trees on and adjacent to the site. None of the trees are designated under a Tree Preservation Order but are protected by virtue of being located within the Conservation Area.
- 6.13.4 The site is adjoined by a designated area of Significant Local Open Land (SLOL) and a Site of Importance for Nature Conservation (SINC) of Metropolitan Importance.
- 6.13.5 It is noted that as part of the assessment of the previously refused scheme at the site, it was highlighted that the site is not an intrinsically dark landscape as it is surrounded by residential properties to the north and south, with associated light coming from existing windows of neighbouring properties as well as street lighting. Mindful of this and the nature of the structures currently on site, the site has limited potential to support a bat population/ habitat. It is accepted that the trees next to the New River may provide a foraging habitat for bats. These trees are not affected by the proposal and therefore foraging routes through and next



to the New River will not be affected here. A condition will be imposed in respect of lighting across the site.

- 6.13.6 A number of trees would need to be removed to facilitate the development. However, the trees to be removed from the site are generally category C trees, or below and of low amenity value. Three category B trees of reasonable amenity value would also need to be removed to facilitate the development. However, this would be subject to the re-planting of 25 trees within the site to off-set the loss of this vegetation. Trees adjacent to the site are to be retained and they would be protected throughout the construction of the development. This would be secured by way of condition to ensure adequate tree protection fencing is installed.
- 6.13.7 Subject to conditions, the proposal would not have a significant adverse impact upon in terms of loss of trees or biodiversity and would therefore be in accordance with the above policies.

#### **6.14 Basement development**

- 6.14.1 Development Management DPD (2017) policy DM18 sets out the Council's requirements for residential basement development, including new basements, extensions to existing basements and the creation of lightwells. All proposed basement development must be undertaken in a way that that does not harm the amenity of neighbours, compromise the structural stability of adjoining properties, increase flood risk or damage the character of the area or natural environments. A Basement Impact Assessment (BIA) containing all relevant information around potential impacts must be submitted as part of the application.
- 6.15 A BIA has been submitted as part of this application which shows that there is no risk of flooding from either surface water or from rivers or seas (including the New River) resulting from the excavation of the basements and lightwells that might affect future occupiers. As highlighted above, the Council's Drainage Officer has raised no objections to the proposed development.
- 6.16 In terms of ground movements, the assessment shows that either none or very slight levels as most existing residential properties lie beyond the distance to no horizontal or vertical ground movement due to the basement excavations and wall constructions. Calculations indicate that only the rear single storey extension to 19 Barratt Avenue has the potential to experience very slight hairline cracks that can be easily treated.
- 6.17 Given the separation involved, the recommendations outlined in the BIA should also be sufficient to further mitigate any residual risk. Moreover, the Party Wall Act and Building Regulations would provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. The necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site. The Party Wall Act 1996 exists

separately from the planning system, to reconcile differences that adjoining development might cause.

6.18 In summary while it is recognised that certain aspects of the works here cannot be determined absolutely at the planning stage, the information submitted to the LPA to date does provide assurances that the works here can be carried out successfully without affecting adjoining properties. A condition will be imposed to ensure that the structural side of the basement is overseen by a suitably qualified chartered engineer.

## **6.19 Conclusion**

6.17.1 The principle of the creation of additional family sized housing is considered acceptable. The development would comply with policy DM7, therefore the principle of backland development would be acceptable in this location. Based on the detailed design response, and taking into account improvements to open space, the heritage concerns arising from the previous appeal are considered to have been addressed. Taking into account all material considerations, the proposal is considered acceptable and is in accordance with policy and overcomes the previous reasons for refusal.

6.17.2 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

## **6.6 CIL**

Based on the information given on the plans, the Mayoral CIL charge will be £33,219.48 (557 sqm x £59.64) and the Haringey CIL charge will be £128,438.63 (557 sqm x £230.59). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **8.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions subject to conditions in Appendix 1 and subject to sec. 106 Legal Agreement

Applicant's drawing No.(s) 001B, 002B, 003B, 101B, 1678-EX-001, 1678-PA-021, 301B, 302B, 401B, 402B, 800B, 900B, Arboricultural Impact Assessment, Arboricultural Method Statement, 1678-PA-010, 1678-PA-011, 1678-PA-012, 1678-PA-013, 1678-PA-014, 1678-PA-015, 1678-PA-016, 1678-PA-017 (Coach House), 1678-PA-017 (Houses 1, 2 & 3, 1678-PA-019, 1678-PA-020, 1678-PA-021, Energy Statement Report P03,

Design & Access Statement, Basement Impact Assessment, Outline Construction Logistics Plan, Heritage Statement & Transport Assessment.

Subject to the following condition(s)

Appendix 1

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

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

2. The approved plans comprise drawing nos (001B, 002B, 003B, 101B, 1678-EX-001, 1678-PA-021, 301B, 302B, 401B, 402B, 800B, 900B, Arboricultural Impact Assessment, Arboricultural Method Statement, 1678-PA-010, 1678-PA-011, 1678-PA-012, 1678-PA-013, 1678-PA-014, 1678-PA-015, 1678-PA-016, 1678-PA-017 (Coach House), 1678-PA-017 (Houses 1, 2 & 3, 1678-PA-019, 1678-PA-020, 1678-PA-021, Energy Statement Report P03, Design & Access Statement, Basement Impact Assessment, Outline Construction Logistics Plan, Heritage Statement & Transport Assessment). 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. 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 including the following:
  - Detail design to scale 1:20 in plan section and elevation of proposed buildings and landscape
  - Detail design to scale 1:20 in plan section and elevation of proposed architectural lighting and
  - Details to scale 1:10 and material specification of windows, rooflights, doors, walls, stairs, roofs, green roofs, balustrades, finishes. All details both internal and external.
  - Material samples of the above details to be submitted in the form of sample panels for approval. 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. No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:
  - A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
  - B. Where appropriate, details of a programme for delivering related positive public benefits.
  - C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.
5. Full details of the lighting across the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the approved development. The details shall include the location and full specification of all lamps; light levels/spill lamps, floodlights, support structures. The lighting measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of the development and shall be maintained as such thereafter. Reason: To ensure that any resulting general or security lighting is appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site.
6. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 12 no. cycle parking spaces for users of the development,

have been installed in accordance with the approved details. 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.

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

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.

8. No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs, the maintenance of trees to be retained on site and appropriate hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

9. No development shall take place, including any works of demolition, until a Construction Logistics Plan, to include details of:
  - a) parking and management of vehicles of site personnel, operatives and visitors
  - b) loading and unloading of plant and materials
  - c) storage of plant and materials
  - d) programme of works (including measures for traffic management)
  - e) provision of boundary hoarding behind any visibility zones
  - f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: 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 2011, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

10. No works shall be carried out on site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved in writing by the Local Planning Authority. The plan shall be completed in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

Reason: To Comply with Policy 7.14 of the London Plan.

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

Reason: In the interests of residential amenity.

12. Before development commences other than for investigative work:

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

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

i) a risk assessment to be undertaken,  
ii) refinement of the Conceptual Model, and  
iii) the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval.

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2016 and Policy DM23 of The Development Management DPD 2017.

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Policy DM1 of The Development Management DPD 2017.

14. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

15. Living Walls and Roofs

Prior to the commencement of development, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- (a) A roof plan identifying where the living roofs will be located;
- (b) A substrate of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- (c) Sections showing the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- (d) A plan showing the location of log piles / flat stones for invertebrates;
- (e) The range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- (f) Irrigation, management and maintenance arrangements.

The development shall be implemented in accordance with the approved scheme prior to its first occupation and the living roofs shall be retained and managed thereafter in accordance with the approved management arrangements. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development that provides provision towards the creation of habitats for biodiversity, mitigate against climate change and support water retention, consistent with Policy 5.11 of the London Plan 2016 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017..

16.No part of the 'living roof' shall be used as an amenity area.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

17.Prior to occupation details of all enclosures around the site boundary (fencing, walling, openings etc) including measures to prevent impact on the Tunnel Gardens SINC and method of installation of boundary fences adjoining the New River SINC at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policies 3.5, 7.4, 7.5 and 7.6 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

18.Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the buildings (other than that development expressly authorised by this planning permission).

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

19.The basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by



the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy.

20. No development shall take place other than site set up and demolition works, until a drainage strategy for the control of surface water has been submitted and approved in writing by the Local Planning Authority. The drainage strategy shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

21. Prior to the commencement of development, a detailed Overheating Assessment must be submitted and approved in writing by the Local Planning Authority and shall be informed by Dynamic Thermal Modelling based on CIBSE TM59 guidance and TM49 weather files for London's future weather/temperature projections. The assessment shall be undertaken in line with the following:

- The urban dataset for the three DSYs;
- Future weather patterns to projected impacts over the time periods 2020s, 2050s and 2080s, all time periods should be modelled. Mitigation for the 2020s period must be integrated into the design through passive design measures. The risks and the mitigation strategy for the periods of the 2050s and 2080s should be set out in a retrofit plan, confirming that measures can be fitted in the future and who will own the overheating risk;
- Floor plans highlighting the modelled dwellings across the development and showing all rooms (with unique reference number). The applicant is expected to model the following most likely to overheat dwellings:
  - At least 15% of all rooms across the development site;
  - All single-aspect dwellings facing west, east, and south;
  - At least 50% of rooms on the top floor;
  - 75% of all modelled rooms will face South or South/west;
  - Rooms closest to any significant noise and / or air pollution source, with windows closed at all times (unless they do not need to be opened and confirmed in the Noise and the Air Quality Assessments).

Any overheating mitigation measures set out in an approved Overheating Assessment shall be implemented before any of the dwellings in the Block to which they relate are first occupied and retained thereafter.

Reason: To enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to

construction, and maintained, in accordance with Policy 5.9 of the London Plan, Draft Policy SI4 of the draft New London Plan, and Policies SP4 and DM21 of the Local Plan.

22. The development hereby approved shall be constructed in accordance with the Energy Statement Report prepared by Delta Green (dated 24 September 2020, Rev P03) delivering a 60.2% improvement on carbon emissions over 2013 Building Regulations Part L with high fabric efficiencies and air source heat pumps (ASHPs).

Prior to construction, details of the proposed ventilation and heating systems shall be submitted to the Local Planning Authority. This must include:

- efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR) and ASHPs, with plans showing the rigid MVHR ducting and ASHP pipework;
- proposed noise and visual mitigation measures for the ASHP;
- evidence that the ASHP complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2, draft New London Plan (Intend to Publish) Policy SI2 and Local Plan Policy SP4.

**Informatives:**

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

INFORMATIVE : CIL

Based on the information given on the plans, the Mayoral CIL charge will be £33,219.48 (557 sqm x £59.64) and the Haringey CIL charge will be £128,438.63 (557 sqm x £230.59). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

INFORMATIVE :

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

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

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

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

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

INFORMATIVE :

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

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

Appendix 2 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
<b>INTERNAL</b>		
<b>Transportation</b>	<p>The following comments relate to the CLP included in the application.</p> <p>The overall aims of the applicant's CLP are as follows;</p> <ul style="list-style-type: none"> <li>• To ensure construction vehicles are timed such that only one attends the Site at any one time.</li> <li>• To ensure no construction vehicles will load on-street with all accommodated within off-street loading facilities.</li> <li>• To ensure pedestrian and cyclist safety is maintained at all times along Station Road</li> </ul> <p>The submitted CLP is a draft pending appointment of a contractor for the construction work for the development. Transportation have reviewed it and have the following comments;</p> <ul style="list-style-type: none"> <li>• An 18 month build out is proposed, a programme will be required that details the durations of the different phases of the work (demolition, foundations, main build etc.)</li> <li>• For the initial demolition phase, skip lorries and any associated construction vehicles for that phase will need to reverse into the site under banksmen supervision to enable exit in a forward gear.</li> <li>• Upon completion of the demolition it is detailed all vehicles will be able to enter and exit in a forward gear.</li> <li>• The largest vehicle proposed to access the site is a readymix lorry, 2.39 metres wide and 8.36m long.</li> </ul>	<p>Comments noted and condition attached in relation to the submission of a Construction Management Plan.</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li data-bbox="573 233 1367 427">• Whilst swept path plots have been provided showing vehicles are able to make manoeuvres, the swept paths plots do not appear to have 300mm safety buffers included. More details should be provided as to the clear widths available at the site access adjacent to No. 138 Station Road and along the access track into the site.</li> <li data-bbox="573 467 1360 597">• There are no details of the numbers of construction vehicles arrivals and departures on a daily/weekly basis. The document details this information can be provided in an updated CLP upon appointment of a main contractor.</li> <li data-bbox="573 638 1377 930">• It is commented that 'best endeavours' will be employed to avoid arrivals and departures during the 08:00-09:00 and 15:00-16:00 periods. These periods should be expanded to 0800 – 0930 and 1500 – 1630. There is also reference to demolition vehicles only arriving or departing during the 0930 – 1430 period. The regime of permitted arrival and departure times should be clarified to avoid peaks and school day start and finish periods so the 0930- 1500 period seem most appropriate.</li> <li data-bbox="573 971 1377 1133">• There is reference to scheduling of vehicle arrivals and departures, there will need to be a managed slot booking system employed by the site to avoid construction related vehicles waiting on the highway and adhere to the time periods referred to above.</li> <li data-bbox="573 1174 1352 1399">• The use of the northern side of Station Road for vehicle waiting/holding is proposed for up to 40 minutes. In principle vehicle waiting/holding should not be happening on the Highway, the scheduling/slot system should ensure this does not happen. The proposed location, if it is the short length of Single Yellow line close to the site, has access points for Thames Water and the Electrical utility company,</li> </ul>	

Stakeholder	Question/Comment	Response
	<p>and parked lorries at this location would also block the advisory cycle lane towards Wood Green Town Centre. So, this would not be acceptable. If the applicant wishes to utilise holding areas of any sort, they need to agree anything proposed for the public highway with the Borough's Network Management Team in the first instance and there is no guarantee they will be amenable to any proposals.</p> <p>Summarising, whilst the draft CLP does provide some useful information, a finalised version should be provided for review and approval prior to commencement of the works. In particular, for the following;</p> <ul style="list-style-type: none"> <li>• Clarification of the access widths at the narrowest points and along the access track</li> <li>• Provision of swept path plots with 300mm safety buffers to confirm that the proposed regime of vehicles serving the site is appropriate given the width available for access</li> <li>• Clarification of the regime for permitted hours for arrivals and departures</li> <li>• Confirmation that no vehicles will wait on the highway. And provision of agreed details for any vehicle holding/waiting arrangements</li> <li>• A phased programme for the build out plus confirmation of the numbers of construction vehicle arrivals and departures to and from the site on a daily/weekly basis</li> <li>• Confirmation of the arrangements for ensuring no debris or dust appears on the highway and associated wheel washing/highway inspection/cleaning regime proposed.</li> </ul>	

Stakeholder	Question/Comment	Response
	Upon sight of the updated CLP Transportation can review.	
<b>Conservation</b>	<p>The development site lies within Wood Green Common Conservation Area, in close proximity to the New River, to Avenue Gardens and to the Common and is significantly constrained from the residential terraces which were erected between the end of the 19th century and early 20th century respectively along Barratt avenue and Station Road.</p> <p>Since then, the site has been framed to the north and south by the back gardens of the terraces and seems to have been independently used.</p> <p>It has an almost triangular shape with an east-west orientation and is accessed from Station Road via an entrance route which runs along the west flank of the end of terrace at No 138 . The route leads to the back of the terrace, where there is a two storey brick building probably built at the same time as the terrace along Station road, as the historic 1914 OS map seems to suggest.</p> <p>The site is currently in poor conditions and cluttered with dense, overgrown vegetation and a number of run-down sheds which detract from the character and quality of the Conservation Area. It requires enhancement and also provides an opportunity for development, being very close to the metropolitan centre, amenities and public transport connections of Wood Green.</p> <p>Within this context it is now proposed to demolish the existing structures, including the brick building by the access route and erect 6 dwellings sunk in a landscaped area and complemented by a community garden.</p>	Noted and conditions attached requiring materials and detail specifications to be submitted prior to the commencement of works.

Stakeholder	Question/Comment	Response
	<p>The proposal has been developed in consultation with both conservation and urban design officers and originates from a comprehensive design exploration based on clear understanding of the green and visually open character of the site as well as from full appreciation of its spatial and visual relationship with the back gardens of the surrounding residential terraces.</p> <p>The proposed development is purposely founded on a lower level than the existing residential terraces so to respect and retain the primacy of the surrounding terraces and is totally integrated in its landscape, so to not overwhelm the existing rear gardens and so to not detract from the views from the rear elevations of the terraces.</p> <p>The scheme aims to provide the highest level of integration possible with the natural and built landscape of the Conservation Area and is designed to retain the green, open and self-contained character of the site as well as improving its landscaped and built quality and the views from the surrounding houses into the site.</p> <p>The curved forms of the proposed development, the undulate building line and the green roofs aim to mitigate the impact of new development on the surrounding private gardens and create a coherent site experience together with the proposed community garden on site.</p> <p>It may be useful to note that the existing 'coach house', which seems a very utilitarian, ancillary building, sits in a secluded location far from the street-front and is constrained in the north-west corner of the development site. Besides being an old building it is not identified or designated as a heritage asset or positive contributor to the Conservation Area, which would require at least a degree of architectural and historic interest or townscape merit, and there is no presumption for</p>	



Stakeholder	Question/Comment	Response
	<p>said structure to be retained. This application correctly identifies the heritage assets impacted and sensitively turns a neglected interstitial site into much needed residential accommodation and public garden while preserving the landscaped qualities of the site and of the Conservation Area.</p> <p>The proposed development is considered to be of appropriate scale, massing and architectural quality and would preserve the character and appearance of the conservation area without cause any harm, actually improving its quality and is therefore supported from conservation grounds depending on approval of the following:</p> <ul style="list-style-type: none"> <li>• Detail design to scale 1:20 in plan section and elevation of proposed buildings and landscape</li> <li>• Detail design to scale 1:20 in plan section and elevation of proposed architectural lighting and</li> <li>• Details to scale 1:10 and material specification of windows, rooflights, doors ,walls, stairs, roofs, green roofs, balustrades, finishes. All details both internal and external.</li> <li>• Material samples of the above details to be submitted in the form of sample panels for approval.</li> </ul>	
<b>Design Officer</b>	<p><b>Design Approach</b> The five 2 storey terraced dwellings with undulating meadow roof is set into the ground to reduce the height and impact on surrounding properties by appearing single storey.</p> <p>The residential offer is modern and high quality, each home has dedicated cycle storage, promoting active travel, and the larger three of the five houses have a separate office and a small amount of desk space for home working.</p> <p>Each home has a generous amount of private external amenity, a hard-landscaped terrace accessible from the</p>	<p>Noted and conditions attached requiring materials and detail specifications to be submitted prior to the commencement of works. Details of hard and soft landscaping measures is also to be attached.</p>

Stakeholder	Question/Comment	Response
	<p>bedrooms at lower ground level.</p> <p>Each of the terraced homes is single aspect, however shallow enough in plan to receive good levels of sunlight from the south and daylight from roof lights. The amount of overhang fluctuates giving each home a different quality of light. It is advised that the levels of light are somewhat equalised between the homes, and that some daylight testing should be carried out on the design to better appreciate the impact of the roof design.</p> <p>The existing structure of the existing two storey coach house could be retained and refurbished to anchor the new development in the existing context and reduce the amount of demolition on site. An investigation into the condition of existing buildings should be carried out before opting to demolish. As a new two storey structure it does not follow the same architectural logic of the proposed terrace, and appears over-scaled and insensitive to the site. The current office/studio use of this building is already suitable for the site, and there should be a consideration to retain it to create a more balanced, mixed small development.</p> <p>Rainwater harvesting recommended in BIA - could the applicant provide clarification of how this will be actioned through the design?</p> <p>Landscape 15 trees on the site will be lost to accommodate the development, however the proposed comprehensive soft and hard landscape strategy introduces a minimum of 3 new trees will be planted to replace the 3 felled category B trees. In addition, diverse plant species will be added to the existing natural character of the site, as well as the public benefit of a communal garden and additional high quality homes.</p>	

Stakeholder	Question/Comment	Response
	<p>Intensifying planting on the site's boundary gives natural screening and enhanced visual amenity to the surrounding neighbours, reducing the potential visual impact of the new development on existing residents.</p> <p>The introduction of water to the site with the pond and rill will bring in new wildlife and enhance the site to be used and enjoyed by children in particular. With the proposed safety grids in place this could be a pleasant, child friendly space for the local communities to use. The felled trees could be reused on site as interpretive play structures or the timber could be otherwise repurposed within the design.</p> <p>The landscape maintenance plan and management schedule are very clear and ensure that the publicly accessible areas of the site remain clean and well looked after.</p> <p><b>Materials</b> The proposed hard landscaping materials are permeable, robust and durable elements that should weather well with low maintenance requirements, such as Corten steel for raised planters, gabion walls, and the Grasscrete provides a permeable, and visually fitting surfacing for vehicular access. The overall palette of materials is high quality and well balanced, integrating well with the natural environment.</p> <p>The applicant demonstrates that the Bauder meadow roof system has been used successfully in other precedent projects, and that the team have experience delivering this type of construction in their portfolio.</p>	
<b>Carbon Management</b>	On 25/09/2020, the applicant submitted a revised Energy Statement Report (dated 24 September 2020, Rev P03) and appendices with SAP calculations and the carbon emission	Given that the application relates to minor development, the proposal would not be subject to a carbon off-set contribution.

Stakeholder	Question/Comment	Response																					
	<p>reporting spreadsheet.</p> <p>Sustainability No response has been provided in relation to the sustainability points made above, this aspect of the scheme is still not supported in principle.</p> <p>Be Lean It is good to see the fabric has been improved in response to the earlier comments. The carbon savings under Be Lean are now 23%, which is supported.</p> <p>Proposed fabric properties have been improved to:  Floor u-value 0.13 W/m2K  External wall u-value 0.13 W/m2K  Roof u-value 0.13 W/m2K  Door u-value 1.40 W/m2K  Window u-value 1.40 W/m2K  G-value 0.76-0.80  Air permeability rate 3 m3/hm2 @ 50Pa  MVHR efficiency 89%</p> <p>Carbon offset contribution The total emission savings have been increased to 60.2%. Whilst not zero carbon, this improvement is supported. A carbon offset contribution will be due for this scheme.</p> <table border="0" data-bbox="573 1166 1108 1399"> <thead> <tr> <th colspan="3">tCO2 %</th> </tr> </thead> <tbody> <tr> <td>Baseline emissions</td> <td>12.23</td> <td></td> </tr> <tr> <td>Be Lean savings</td> <td>2.81</td> <td>23%</td> </tr> <tr> <td>Be Clean savings</td> <td>0</td> <td>0%</td> </tr> <tr> <td>Be Green savings</td> <td>4.55</td> <td>37.2%</td> </tr> <tr> <td>Cumulative savings</td> <td>7.36</td> <td>60.2%</td> </tr> <tr> <td>Carbon shortfall to offset (tCO2)</td> <td>4.87</td> <td></td> </tr> </tbody> </table>	tCO2 %			Baseline emissions	12.23		Be Lean savings	2.81	23%	Be Clean savings	0	0%	Be Green savings	4.55	37.2%	Cumulative savings	7.36	60.2%	Carbon shortfall to offset (tCO2)	4.87		<p>Conditions in relation to living walls / roofs, overheating and an Energy Strategy have been attached.</p>
tCO2 %																							
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Stakeholder	Question/Comment	Response
	<p>The indicative carbon offset contribution will be £13,879.50. [Based on 4.87 tCO<sub>2</sub> x £95 x 30 years]</p> <p>Overheating The applicant submitted the Domestic Overheating Checklist, which is useful to see. However, a dynamic thermal assessment still needs to be undertaken to demonstrate the risk of overheating has been minimised. If this cannot be provided prior to determination, this report should be conditioned.</p> <p>Planning conditions</p> <p>Overheating Prior to the commencement of development, a detailed Overheating Assessment must be submitted and approved in writing by the Local Planning Authority and shall be informed by Dynamic Thermal Modelling based on CIBSE TM59 guidance and TM49 weather files for London's future weather/temperature projections. The assessment shall be undertaken in line with the following:</p> <ul style="list-style-type: none"> <li>- The urban dataset for the three DSYS;</li> <li>- Future weather patterns to projected impacts over the time periods 2020s, 2050s and 2080s, all time periods should be modelled. Mitigation for the 2020s period must be integrated into the design through passive design measures. The risks and the mitigation strategy for the periods of the 2050s and 2080s should be set out in a retrofit plan, confirming that measures can be fitted in the future and who will own the overheating risk;</li> <li>- Floor plans highlighting the modelled dwellings across the development and showing all rooms (with unique</li> </ul>	

Stakeholder	Question/Comment	Response
	<p>reference number). The applicant is expected to model the following most likely to overheat dwellings:</p> <ul style="list-style-type: none"> <li>- At least 15% of all rooms across the development site;</li> <li>- All single-aspect dwellings facing west, east, and south;</li> <li>- At least 50% of rooms on the top floor;</li> <li>- 75% of all modelled rooms will face South or South/west;</li> <li>- Rooms closest to any significant noise and / or air pollution source, with windows closed at all times (unless they do not need to be opened and confirmed in the Noise and the Air Quality Assessments).</li> </ul> <p>Any overheating mitigation measures set out in an approved Overheating Assessment shall be implemented before any of the dwellings in the Block to which they relate are first occupied and retained thereafter.</p> <p>Reason: To enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy 5.9 of the London Plan, Draft Policy SI4 of the draft New London Plan, and Policies SP4 and DM21 of the Local Plan.</p> <p>Energy Strategy The development hereby approved shall be constructed in accordance with the Energy Statement Report prepared by Delta Green (dated 24 September 2020, Rev P03) delivering a 60.2% improvement on carbon emissions over 2013 Building Regulations Part L with high fabric efficiencies and air source heat pumps (ASHPs).</p> <p>Prior to construction, details of the proposed ventilation and heating systems shall be submitted to the Local Planning Authority. This must include:</p>	

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>- efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR) and ASHPs, with plans showing the rigid MVHR ducting and ASHP pipework;</li> <li>- proposed noise and visual mitigation measures for the ASHP;</li> <li>- evidence that the ASHP complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements.</li> </ul> <p>Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2, draft New London Plan (Intend to Publish) Policy SI2 and Local Plan Policy SP4.</p> <p>Living roofs Prior to the commencement of development, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> <li>(a) A roof plan identifying where the living roofs will be located;</li> <li>(b) A substrate of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;</li> <li>(c) Sections showing the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;</li> <li>(d) A plan showing the location of log piles / flat stones for invertebrates;</li> <li>(e) The range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);</li> <li>(f) Irrigation, management and maintenance arrangements.</li> </ul>	

Stakeholder	Question/Comment	Response
	<p>The development shall be implemented in accordance with the approved scheme prior to its first occupation and the living roofs shall be retained and managed thereafter in accordance with the approved management arrangements. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.</p> <p>Reason: To ensure a sustainable development that provides provision towards the creation of habitats for biodiversity, mitigate against climate change and support water retention, consistent with Policy 5.11 of the London Plan 2016 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.</p>	
<b>Drainage Officer</b>	<p>I do apologise for the delay responding to you, I did initially start to review the BIA, report where the drainage information can be found, as the site is minor the LLFA, wouldn't normally provide comments and a Flood Risk Assessment is not required.</p> <p>Based on the information in the report, the area isn't in a CDA, and is classified as a low risk of flooding according to the Environment Agency maps. The applicant could provide more detail how the surface water would be dealt with on the site, there's no information on existing runoff rates or proposed discharge rates, this could be provided on the Haringey, pro-forma, supported by a drainage strategy and drawings.</p> <p>The report didn't raise anything that would cause concern for us. Please let me know if you need anything else from us at this stage.</p> <p>If you do include a condition, it could be based around the following:- no development shall take place other than site set up and demolition works, until a drainage strategy for the</p>	<p>Noted, a condition has been attached in relation to a drainage strategy.</p>



Stakeholder	Question/Comment	Response
	control of surface water has been submitted and approved in writing by the LPA?.	
<b>EXTERNAL</b>		
<b>Historic England</b>	<p>The above case has been brought to my attention by a local resident. The scheme falls just outside the Wood Green Archaeological Priority Area but in view of the bulk excavation proposed for the development, and the wide impact on any buried remains that would arise, I offer the following advice. My advice is informed by the applicant's heritage statement and the study produced by Mr Colin Kerr.</p> <p>Past archaeological investigation in the area has been very limited and thus far I am not aware of any fieldwork projects seeking to elucidate Wood Green's past. There are a handful of records of spotfinds of prehistoric material in the wider landscape and the local settlements may have mediaeval or even Saxon roots. The north west edge of the site is bounded by the original course of the New River before its route was shortened in the 1850s.</p> <p>I am grateful for Mr Kerr's reproduction of the 1619 Dorset Plan, which shows a building on the application site and this may be the same building also shown on the First Edition OS plan before it was demolished in the late nineteenth century and which is referred to as The Grange in the material. This building and its neighbours faced the green of Wood Green itself and, in common with settlement patterns elsewhere in the borough as well as in LBs Enfield and Waltham Forest, this position may represent a historic settlement focus common to the area.</p> <p>The bulk excavation proposed to develop the site would result in the removal of any buried archaeological remains, including any remnants of the seventeenth century building.</p>	Noted, a condition has been added in relation to a written scheme of investigation.

Stakeholder	Question/Comment	Response
	<p>Should the LPA grant consent for the scheme, I recommend that the following condition be added to any forthcoming consent in order to identify any remains and then appropriately manage harm to them, through investigation and improved public understanding of the area's heritage:</p> <p>CONDITION:</p> <p>No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.</p> <p>If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:</p> <p>A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works</p> <p>B. Where appropriate, details of a programme for delivering related positive public benefits.</p>	

Stakeholder	Question/Comment	Response
	<p>C. The programme for post-investigation assessment and subsequent analysis, publication &amp; dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.</p> <p>Informative:</p> <p>Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.</p>	
<b>Local Representations</b>		
<b>Cllr Peter Mitchell</b>	<p>In line with the Planning Protocol (section 2.21), I would like to request that the application HGY/2020/1841, land at the rear of 132 Station Road N22, is referred to the Planning Committee for determination if officers are recommending it for approval.</p> <p>This is a significant backland development and there is likely to be substantial local interest, as there was for the previous application, HGY/2017/2182, which was referred to the Planning Committee. The application was refused by the Committee and an appeal was dismissed.</p> <p>The previous application was for 3 houses, while this latest one is for 6 houses, though this does include the demolition of an existing building which was not part of the previous application.</p> <p>I have already been approached by residents asking if this can go to the Planning Committee.</p>	
<b>NEIGHBOURING</b>		

Stakeholder	Question/Comment	Response
<b>PROPERTIES</b>		
	<p>1 Housing needs are already being met</p> <p>2 Noise and disturbance</p> <p>3 Increase in traffic</p> <p>4 Out of character with the open space / conservation area</p> <p>5 Light pollution</p> <p>6 Loss of biodiversity / wildlife / protected species</p> <p>7 Safety concerns during construction</p> <p>8 Materials at odds with conservation area</p> <p>9 Plumbing and drainage issues</p> <p>10 Overlooking and loss of privacy</p> <p>11 Re-development of existing building on site overbearing</p> <p>12 Loss of employment</p> <p>13 Overdevelopment of the site</p> <p>14 Impact from the basement</p> <p>15 Security issues</p> <p>16 Archaeological impacts</p>	<p>1. Government policy as set out in the National Planning Policy Framework 2019 requires Local Planning Authorities to significantly boost the supply of housing.</p> <p>2. This is a residential area. Proposed additional residential dwellings would not lead to noise creation harmful to the amenity of neighbouring residents.</p> <p>3. Officers are of the opinion that the scheme would not result in an increase in parking demand that would have an adverse impact upon supply of on street parking within the local area.</p> <p>4. The design of the proposed dwellinghouses is considered to be acceptable and would not harm visual amenity or the character and appearance of the conservation area.</p> <p>5. The potential for light pollution is not considered to be harmful.</p> <p>6. The site is not a designated site for Nature Conservation and the impact on local ecology is not considered to be harmful.</p> <p>7. LBH Transportation have been consulted and consider that these issues can be dealt mitigated against by the submission of a Construction Management Plan.</p> <p>8. The provisional details of materials are</p>

Stakeholder	Question/Comment	Response
		<p>considered to be of high quality. More detailed information regarding materials is to be submitted as part of a condition.</p> <p>9. The site is not within a Critical Drainage Area. The Council's Drainage Officer has been consulted and raised no in principle objections. A condition is to be attached requiring a drainage strategy be submitted prior to works commencing on site.</p> <p>10. The development is not considered to result in unacceptable levels of overlooking or loss of privacy to neighbouring occupiers.</p> <p>11. The buildings would be relatively low in height and would not result in an unacceptable overbearing impact.</p> <p>12. The proposal would not involve the loss of any designated employment land or floorspace. The loss of the use of the existing building would not be significant in employment terms. The proposed use would be residential and more appropriate land use for the locality.</p> <p>13. Site coverage and layout is considered to be acceptable.</p> <p>14. A Basement Impact Assessment (BIA) has been submitted in line policy and no significant harm to surrounding buildings was identified. No further technical evidence has been submitted to refute the findings of the BIA.</p>

Stakeholder	Question/Comment	Response
		<p>15. The site is a vacant backland plot. It is considered that security would be improved given increased passive surveillance resulting from occupation.</p> <p>16. The site is not located within a designated area for Archaeological importance. Comments have been received by GLAAS of Historic England and suggested conditions have been attached in relation to a written scheme of investigation.</p>

**Appendix 3 Plans and Images**

**Location Plan**





Proposed Site Plan





Site image (looking north)



Site image (looking south)



Basement Plan

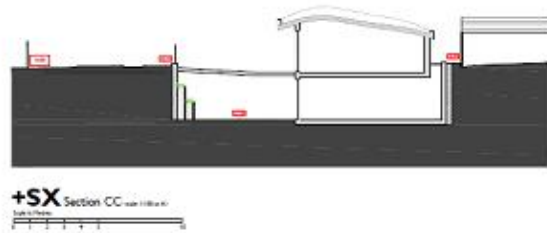
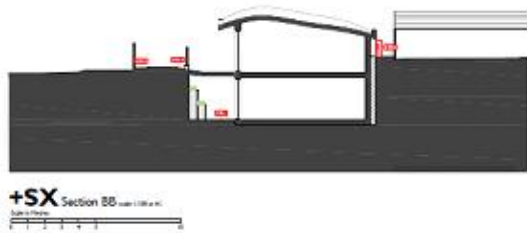




Ground Floor Plan



Roof Plan



Section / Elevation Drawing





Landscape Plan





RAISED CORTEX STEEL PLANTER TO BOUNDARY

TIMBER AND GLASS WALKWAYS TO DWELLINGS



GARDEN WALLS SEPARATING LOW LEVEL TERRACES

GLASS BALUSTRADES

ROCKING LIND GRAVEL PED/STRAINPATH

SECURE BICYCLE STOPS

## Appendix 3 Previous appeal decision



The Planning Inspectorate

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### Appeal Decision

Site visit made on 13 June 2018

by Elaine Gray MA(Hons) MSc IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29<sup>th</sup> June 2018

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**Appeal Ref: APP/Y5420/W/18/3196614**

**Land at the rear of 132 Station Road, Wood Green, London N22 7SX**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Danny Sofizade against the decision of the Council of the London Borough of Haringey.
  - The application Ref HGY/2017/2182, dated 21 June 2017, was refused by notice dated 22 January 2018.
  - The development proposed is demolition of existing structures and redevelopment of the site to provide 3 no. two storey family sized dwellings (with basement floors) and associated refuse shelters, cycle parking and additional landscaping.
- 

#### Decision

1. The appeal is dismissed.

#### Preliminary Matters

2. The description of the development varies between the application form and the subsequent documents. I have used the version given on the decision notice, as it describes the proposal more accurately.

#### Main Issues

3. The main issues are the effect of the development on the character or appearance of the Wood Green Common Conservation Area, and whether the development would provide adequate living conditions for future occupants, with particular reference to access arrangements to the site.

#### Reasons

##### *Conservation area*

4. The Wood Green Common Conservation Area (CA) is characterised by terraces of residential buildings which are interspersed with large areas of green space that were previously combined as a large common. A number of other building types are present, such as institutional, educational and retail premises. The appeal site comprises a triangular piece of land that is confined on three sides by terraces on Barratt Avenue, Park Avenue and Station Road. These streets comprise predominantly two storey buildings whose traditional character is typical of that found in the CA.
5. The appeal site is currently occupied by a number of structures associated with its use as a garden area for 132 Station Road. It is subservient in terms of the small scale and impermanent nature of the buildings, and its informal, natural

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<https://www.gov.uk/planning-inspectorate>



appearance. The historic maps indicate that the site has remained largely undeveloped since it was enclosed by the surrounding development. As a result, its historic form and layout remain clearly legible.

6. The site also provides an important contrast to the bustle of the surrounding streets in a busy urban area. Although largely hidden from public view, it is overlooked by a substantial number of private residences. It is quiet and tranquil, providing a degree of spaciousness within the tight grain of the terraces. The existing planting softens the site's appearance, and provides a buffer between the buildings, promoting an ambiance of privacy and seclusion. I note that the Wood Green Common Conservation Area Appraisal identifies the site as a neutral contributor to the area. However, in my view, all these attributes contribute positively to the significance of the CA.
7. The development would create three detached new dwellings, whose access would be taken from Station Road along the existing lane. The proposed new dwellings would broadly reflect the footprints of the existing structures, and their position closest to the access track. However, the development would introduce a cluster of principal dwellings within an area that is defined by ancillary structures. It therefore would be at odds with the prevailing historic pattern of development in the CA, whereby the principal elevations of the houses face directly onto the street, rather than a secondary space.
8. The new dwellings would be built with a basement level so as to appear single storey in height, and would be installed with green roofs. However, the green roofs would not have the same visual qualities as the garden land. The scheme would also provide landscaped gardens, reflecting to a degree the existing appearance of the site. Nonetheless, by its nature and usage, the residential development would fundamentally alter the character of the site, introducing hardscaping, lighting and domestic paraphernalia where none currently exist. Whilst the development would be physically lower in height than the terraces, the significance of the site as a subordinate space would be lost, and as a result, the character and appearance of the CA would be unacceptably harmed.
9. Accordingly, overall, the proposal conflicts with the overarching statutory duty as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, which must be given considerable importance and weight, and with the National Planning Policy Framework (the NPPF), which seeks to protect heritage assets. In addition, it would fail to comply with Policy SP11 of the Haringey Local Plan, which requires development to respect local character and historic significance, and Policy DM1 of the Haringey Development Management DPD (DPD), insofar as it seeks a positive contribution to the distinctive character of the local area.
10. It would also conflict with DPD Policy DM9 and Policy 7.8 of the London Plan (LP), which jointly seek to protect heritage assets, LP Policy 7.4, which relates to local character, and LP Policy 7.6, insofar as it requires development design to be appropriate to its context.
11. Although serious, the harm to the heritage asset in this case would be less than substantial, within the meaning of the term in paragraph 133 of the NPPF. Paragraph 134 requires that, where a proposal would lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal.

12. The scheme would add three dwellings to the housing supply in an accessible location, which is to be given significant weight. Were it able to be achieved, the removal of the metal gate would result in a small visual improvement to the CA. However, these factors would not outweigh the harm I have identified.
13. Paragraph 132 of the NPPF states that great weight should be given to the conservation of a designated heritage asset and any harm requires clear and convincing justification. Drawing all the above factors together, the combined public benefits do not outweigh the harm I have identified to the heritage assets.

*Living conditions*

14. The Council's second reason for refusal relates to the proposed general access arrangements to the site for services. I note that there would be no vehicle access to the development.
15. However, the refuse storage area would be located adjacent to the end of the access track, and I do not consider the distance from the street to be excessive. The Council has suggested a condition be imposed, in the event that I were to allow the appeal, seeking details of a scheme for the storage and collection of refuse from the premises. I am satisfied that such a condition would be sufficient to address this matter. In terms of access for fire-fighting, the installation of sprinkler systems within the new dwellings would be required by Building Regulations to mitigate fire risk, and so the scheme is acceptable in this regard.
16. The track is fairly wide, and is mostly visible from Station Road, and so would benefit from natural surveillance. On my visit, it did not strike me as being unappealing or potentially unsafe, and there is little evidence before me of the security problems alluded to be the Council. I agree that home deliveries are part of modern life, but there is little evidence to suggest that these could not be accommodated.
17. In its statement of case, the Council refers to the issues of access for mobility impaired and elderly users. It is clear that the development would not be suitable for those dependent on the use of the car for mobility. However, it is not unusual in densely populated urban areas for a proportion of residences to be inaccessible directly by car, and car-free developments are common in areas with good public transport links. Therefore, a conflict would arise with DPD Policy DM2, insofar as it requires new developments to be able to be used by all. Nonetheless, having regard to the policy's aims, it would otherwise provide an acceptable standard of access and therefore is not in conflict with the policy as a whole. I therefore find that the conflict in this case would not be so harmful as to warrant the withholding of planning permission.
18. I therefore conclude that the proposed development would provide adequate living conditions for future residents in terms of access arrangements. It would thus accord with DPD Policy DM7, which amongst other things, seeks to ensure good access, and with the overall aims of DPD Policy DM2.

**Other Matters**

19. The grade II listed tunnel entrance to the New River is located to the west of the site. However, it would not appear to be intervisible with the appeal site,

Appeal Decision APP/Y5420/W/18/3196614

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and there is no compelling evidence to show that its setting would be harmed by the development proposal.

20. I note that the scheme has undergone a number of revisions, and that the planning officer's report was favourable towards the development. I have also had regard to Policy H2 of the Draft London Plan, which relates to small sites. However, these matters have not led me to a different conclusion.
21. My attention has been drawn to four approved developments within the same Council area that the appellant considers comparable to the appeal scheme. All four related to land either within, or on the edge of a conservation area. However, I am not aware of the full details of the circumstances that led to these proposals being accepted, and so I cannot be sure that they represent a direct parallel to the appeal proposal. Whilst these examples demonstrate that the development of small backland sites was acceptable in each of these cases, I am bound to consider the appeal scheme on its own merits, and on the evidence before me.
22. I note that the first two examples, one at land to the rear of Cornwall Avenue and one at the rear of 60-68 Cecile Park, were determined in 2008, and so they pre-date the adoption of the NPPF, which further limits the weight I can afford them. I have also taken into account the recent court judgement, *Dorothy Bohm v SSCLG [2017] EWHC 3217*, which is cited by the appellant. However, I am satisfied that the scheme as a whole has been fully considered in this case.
23. I acknowledge the appellant's stance that the site is a wasted resource, and that the appeal scheme would be an efficient use of the land. However, I do not share the view that open, undeveloped spaces within conservation areas, particularly those within urban locations, are inherently without value. Furthermore, the aim of optimising the development potential of the site would not strike an acceptable balance with the harm I have identified.

#### **Conclusion**

24. Despite the fact that the development would provide adequate living conditions for future occupiers, it would unacceptably harm the character and appearance of the conservation area. The proposed development would thus conflict with the development plan as a whole, and so the appeal is dismissed.

*Elaine Gray*

INSPECTOR

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<b>Report for:</b>	<b>Planning Sub Committee Date: 12 October 2020</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 &amp; 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. A list of current appeals is also included.

## **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 2019 (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>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.  Stage 2 agreed with GLA. Finalising S106	Samuel Uff	John McRory
<b>1-6 Crescent Mews, N22 HGY/2019/1183</b>	Redevelopment of site to create residential development comprising approximately 30 residential units	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Legal agreement to be signed.	Tobias Finlayson	John McRory
<b>76-84 Mayes Road (former Caxton Road PFS), N22 6TE Caxton Road PFS HGY/2020/0795</b>	Re-development of vacant site to provide a residential led mixed-use development comprising circa 75 C3 units and 1000sqm of commercial floorspace	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Legal agreement to be signed.	Tobias Finlayson	John McRory
<b>555 White Hart Lane HGY/2020/0635</b>	Demolition of existing structures and construction of two buildings to provide eight units for light industrial (Use Class B1(c)); industrial (Use Class B2); and/or storage and distribution (Use Class B8) purposes, with ancillary offices and associated	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Legal agreement to be signed.	Laurence Ackrill	John McRory



	landscaping, car parking, servicing and access arrangements.			
<b>550 White Hart Lane HGY/2020/0100</b>	Redevelopment of site involving new industrial / warehousing units (Use Class B1(C) and B8) with associated yard and parking area, following demolition of existing building.	Delegated report signed.  Legal agreement to be signed.	Laurence Ackrill	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 10 residential dwellings, private and communal amenity space and other associated development.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Legal agreement to be signed.	Valerie Okeiyi	John McRory
<b>Lockkeepers Cottage, Ferry Lane HGY/2020/0847</b>	Redevelopment of the site comprising the demolition of existing buildings and the erection of a new building ranging in height from 3 to 6 storeys to accommodate 13 residential units (Use Class C3), employment floorspace (Use Class B1a) at upper ground and first floor level and retail / café floorspace (Use Class A1 / A3) at lower ground floor level, along with associated landscaping and public realm improvements, cycle parking provision, plant and storage and other associated works.	Resolution to grant given at July 2020 Committee.  Negotiations on the legal agreement are ongoing.	Chris Smith	Robbie McNaugher
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>Clarendon Gasworks HGY/2020/1851</b>	Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings E1, E2 and E3, forming Phase 3 of the Eastern Quarter, including	To be reported to members at October committee	Valerie Okeiyi	John McRory



	the construction of residential units (Use Class C3), commercial floorspace, basement, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.			
<b>26-28 Brownlow Road</b>	Demolition of existing buildings; erection of a part-3 and part-4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 2 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.	Under assessment.	Tobias Finlayson	John McRory
<b>Pool Motors 7 Cross Lane N8 HGY/2020/1724</b>	Demolition of existing buildings and erection of two buildings of five storey (Block B) and six storey (Block A) comprising flexible commercial floorspace (Use Class A1, A2, B1(a-c), B8, D1 and D2) at ground floor level of Block A and housing including associated hard and soft landscaping, refuse and recycling storage and car parking and cycle storage	Under assessment.	Valerie Okeiyi	John McRory
<b>2 Chesnut Road N17</b>	Change of use of the property from Student Accommodation to provide a mix of Student Accommodation and Co-Living accommodation for a temporary period of three years only.'	Under assessment.	Valerie Okeiyi	Robbie McNaugher
<b>Northumberland Terrace 807, 790-814) High Road, Tottenham, N17</b>	THFC proposal for 2,700sqm (GIA) of A1/A2/A3/B1/D1/D2 floorspace and refurbishment of the Listed Buildings fronting the High Road.	Presented to October Committee.	Graham Harrington	Robbie McNaugher
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>Mecca Bingo</b>	250-300 residential units, replacement bingo hall and other commercial uses	Pre-app meeting held and advice note to be issued soon.	Chris Smith	John McRory

<b>Mary Fielding Guild Care Home, 103-107 North Hill</b>	Demolition of the existing Mary Feilding Guild Care Home (Use Classes Order C2) and the redevelopment of the site to provide a new 72 bed care home with ancillary communal facilities, services and amenities.	Pre-application discussion taken place – principle acceptable – further discussions expected	Neil McClellan	John McRory
<b>679 Green Lanes</b>	Redevelopment of the site to provide up to 121 new homes, new office and retail space.	Second preapp on 22 September. Height and demolition of buildings remain main issues.	Samuel Uff	John McRory
<b>44 Hampstead Lane</b>	Use Class C2 high quality specialist dementia care with 45 en-suite bedrooms and communal facilities	Pre-app response issued 10/08/2020	Samuel Uff	John McRory
<b>West Indian Cultural Centre Clarendon Road off Hornsey Park Road</b>	Construction of a new West Indian Cultural Centre with approximately 100 residential units, an Aparthotel and flexible workspace, along with a new public square and amenity areas and improved access and parking.	Second pre-application 22 <sup>nd</sup> June 2020	Tobias Finlayson	John McRory
<b>Cranwood House, Muswell Hill Road/Woodside Ave, N10</b>	Redevelopment of site for residential and associated amenity space, landscaping, and parking.	Pre-application discussions ongoing.  2 <sup>nd</sup> QRP - 26 <sup>th</sup> Aug 2020.  Pre-committee briefing - 11 <sup>th</sup> March.	Phil Elliott	Robbie McNaugher
<b>Selby Centre</b>	Community centre replacement and council housing with improved sports facilities and connectivity	Pre-apps meetings commenced in March.	Phil Elliott	Robbie McNaugher

		Presented to QRP in May.  Talks ongoing with Officers and Enfield Council.		
<b>139-141 Crouch Hill</b>	Redevelopment of 139 - 131 Crouch Hill to provide 9 residential units (6 x 2bed & 3 x3bed) and 319sqm of retail floorspace across two shops (class A1) in a four-storey building over basement.	Pre-application report issued – revised scheme with extended site area and demolition of existing buildings at no.143 expected.	Samuel Uff	John McRory
<b>573-575 Lordship Lane</b>	Replacement of glaziers firm with four storey residential development of 19 units.	Follow up pre-application advice requested.	Chris Smith	John McRory
<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.	Pre-application letter issued. Revised scheme to be submitted.	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 (204m <sup>2</sup> ) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements.	Pre-application discussions taking place.	Valerie Okeiyi	John McRory
<b>25-27 Clarendon Road off Hornsey Park Road</b>	Redevelopment of the site to provide new commercial floorspace, 66 flats over in 9 storey high building with associated parking, and amenity space.	Pre-application response issued.	TBC	John McRory

<b>Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Haringey Warehouse District</b>	Warehouse Living and other proposals across 2 sites.	Draft framework presented for Overbury /Eade Road Sites, further pre-application meetings scheduled, PPA signed.  On hold due to COVID-19	Phil Elliott	Robbie McNaugher
<b>Warehouse living proposal- Omega Works Haringey Warehouse District</b>	Warehouse Living and other proposals.	Early pre-application discussions taking place.  Discussions now on hold due to COVID-19 – starting again in late August.	Phil Elliott	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 – 70 Units	Officers have met with one landowner to seek a masterplanned approach.  Pre-application discussions expected soon.	Chris Smith	Robbie McNaugher
<b>High Road West</b>	Comprehensive redevelopment of site for residential led mixed-use scheme	Ongoing pre-application discussions taking place.	Martin Cowie	Robbie McNaugher
<b>42 Oakleigh Hampstead Lane London N6 4LL</b>	Erection of replacement dwelling	Pre-application meeting held – principle acceptable.	Gareth Prosser	John McRory

<b>Gladstone House, N22</b>	Demolition of existing buildings and erection of 15 storey mixed use commercial and residential for 44 dwellings	Pre-application report issued.	Samuel Uff	John McRory
<b>36-38 Turnpike Lane London N8 0PS</b>	Erection of 9 residential flats and commercial space at ground floor. (major as over 1000 square metres) (The Demolition of the existing structure and the erection of four-storey building with part commercial/residential on the ground floor and self-contained flats on the upper floors.)	Pre-application report issued	Tania Skelli	John McRory
<b>1 Farrer Mews London N8 8NE</b>	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats)	Second pre-application meeting arranged following revised scheme PPA draft in discussions	Tania Skelli	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.	Valerie Okeiyi	John McRory
<b>50 Clarendon Road</b>	Use of Ground Floor as 4 commercial units and 3 upper floors of 13 Flats.	Pre-application discussions taking place	Valerie Okeiyi	John McRory
<b>Osborne Grove Nursing Home/ Stroud Green Clinic</b>	Demolition of a 32 bed respite home and clinic building. Erection of a new 70 bed care home and 10 studio rooms for semi-independent living, managed by the care home. Separate independent residential component comprising a mix of twenty	Pre-app advice issued	Tania Skelli	John McRory

<b>14-16 Upper Tollington Park N4 3EL</b>	self-contained 1 and 2 bedroom flats for older adults, planned on Happi principles. Day Centre for use of residents and the wider community as part of a facility to promote ageing wellness.			
<b>Partridge Way, N22</b>	Council development of garages and adjoining land for block of 17 residential units and associated landscaping, play space, cycling and refuse stores	Pre-application discussions ongoing.  QRP – 18 <sup>th</sup> March 2020	Conor Guilfoyle	John McRory
<b>Wat Tyler House, Boyton Road, N8</b>	Council development of car park for block of 14 residential units and associated landscaping, play space, cycling and refuse stores.	First pre-application discussions ongoing discussions	Laurence Ackrill	John McRory
<b>Remington Road, N15 6SR</b>	Council development of open land and garages for 35 residential units and associated landscaping, public realm improvements, play space, cycling and refuse stores.	Pre-application meeting held 12/05.	Laurence Ackrill	Robbie McNaugher
<b>356-358 St. Ann's Road - 40 Brampton Road</b>	Demolition of two buildings on corner of St. Ann's Rd and of coach house and end of terrace home on Brampton Rd and replacement with increased commercial and 9 self-contained homes.	Pre-application meeting held 30/07.	Phil Elliott	Robbie McNaugher
<b>29-33 The Hale</b>	'Shoulder' of 7 storeys and a 23-storey tower. Commercial at ground floor with residential above. Residential would comprise 366 co-living rooms or 435 rooms of student accommodation.	Pre-application meeting to be held 19/08.	Phil Elliott	Robbie McNaugher

<b>Highgate Lodge 9 Waverley Road N8 9QS</b>	Demolition of property behind retained façade to provide a new 'co-living' scheme comprising 44 co-living rooms and associated facilities.	Pre-app advice to be issued	Tania Skelli	John McRory
<b>Branksome Courtenay Avenue London N6 4LP</b>	Demolition of existing detached dwelling house incorporating ground, first and partial second floor levels, garage, ancillary pool building and link structure and provision of replacement detached dwelling house incorporating basement, ground, first and second floor levels	Pre-app meeting to be held 25/8/20	Tania Skelli	John McRory
<b>67 Lawrence Road N15</b>	Amendments to the layout and change to the housing mix of the consented scheme	Pre-app meeting to be arranged	Valerie Okeiyi	Robbie McNaugher
<b>399-401 High Road, N17 (Also known as Chances)</b>	Reordering and extension of no.399/401 High Road to form a school.	Pre-app meeting to be held 29/9/20	Valerie Okeiyi	Robbie McNaugher
<b>Major Application Appeals</b>				
<b>Guildens, Courtenay Avenue</b>	Demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level.	Appeal submitted.  Written representations.	Laurence Ackrill  Manager: John McRory	
<b>300-306 West Green Road HGY/2020/0158</b>	Demolition of existing buildings and erection of a five-storey building (plus basement) comprising of a retail unit at ground and basement levels and nineteen residential units above; and associated landscaping and the provision of an outdoor children's play area	Appeal expected.	Chris Smith  Manager: Robbie McNaugher	

<b>10 Gourley Street HGY/2020/1183</b>	1000sqm+ of new office and warehouse space.	Appeal submitted. No confirmation letter yet received from the Planning Inspectorate.	Chris Smith Manager: Robbie McNaugher
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# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 23/08/2020 AND 25/09/2020

#### 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

#### Recomendation 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/2020/1682** Officer: Fatema Begum  
 Decision: PERM DEV Decision Date: 11/09/2020  
 Location: 102 Victoria Road N22 7XF  
 Proposal: Certificate of lawfulness: Loft conversion with L-shaped rear dormer and five rooflights to front roof slope. Rear dormer with Bi folding doors & casement window.
- Application No: **HGY/2020/2110** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 11/09/2020  
 Location: 98 Palace Gates Road N22 7BL  
 Proposal: Certificate of Lawfulness for proposed single storey rear extension and rear dormer extension to facilitate loft conversion.

**COND Applications Decided: 2**

- Application No: **HGY/2020/1783** Officer: Conor Guilfoyle  
 Decision: REF Decision Date: 23/09/2020  
 Location: 98 Crescent Road N22 7RZ  
 Proposal: Variation of condition 2 (approved plans) of planning permission HGY/2020/0923 to enlarge the approved rear dormer roof extension (and include a roof light) over the main roof and the roof of part of the rear outrigger projection.
- Application No: **HGY/2020/1837** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 01/09/2020  
 Location: 308 Alexandra Park Road N22 7BD  
 Proposal: Variation of condition 2 (approved plans) of planning permission HGY/2018/3779 to alter the approved front boundary and garden arrangements.

**FUL Applications Decided: 11**

- Application No: **HGY/2020/1097** Officer: Samuel Uff  
 Decision: GTD Decision Date: 08/09/2020  
 Location: 2 Parham Way N10 2AT  
 Proposal: First floor side extension
- Application No: **HGY/2020/1482** Officer: Samuel Uff  
 Decision: GTD Decision Date: 24/08/2020  
 Location: 48 Winton Avenue N11 2AT  
 Proposal: Erection of side and rear dormer roof extensions; alterations and enlargement of the front windows and doors; retention of existing double garage as incidental habitable accommodation in conjunction with the installation of Solar PV panels to roof; installation of vehicular crossover in conjunction with alterations to the forecourt and front boundary treatment; and alteration to existing side boundary treatment.
- Application No: **HGY/2020/1520** Officer: Samuel Uff  
 Decision: GTD Decision Date: 07/09/2020  
 Location: 39 Windermere Road N10 2RD  
 Proposal: Erection of single storey rear outbuilding for use as a dog grooming parlour (Sui Generis)

Application No:	<b>HGY/2020/1547</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	03/09/2020
Location:	58 Vallance Road N22 7UB		
Proposal:	Conversion of roof from hip to gable, rear dormer window (reduced from unauthorised size) and re-reinstatement of chimney (part retrospective).		
Application No:	<b>HGY/2020/1557</b>	Officer:	Samuel Uff
Decision:	REF	Decision Date:	27/08/2020
Location:	87 Dagmar Road N22 7RT		
Proposal:	Erection of dwelling with basement and associated boundary treatment alterations.		
Application No:	<b>HGY/2020/1611</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/09/2020
Location:	55 Palace Gates Road N22 7BW		
Proposal:	Construction of a single-storey side extension in place of existing side extension and rear dormer with proposed roof terrace.		
Application No:	<b>HGY/2020/1747</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	23/09/2020
Location:	82 Albert Road N22 7AH		
Proposal:	Proposed ground floor wraparound extension and reconfiguration of ground floor flat.		
Application No:	<b>HGY/2020/1774</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/09/2020
Location:	18 Barnard Hill N10 2HB		
Proposal:	Construction of single storey rear and side extension.		
Application No:	<b>HGY/2020/1854</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/09/2020
Location:	18 Barnard Hill N10 2HB		
Proposal:	Roof extension over main roof and rear outrigger.		
Application No:	<b>HGY/2020/1916</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	16/09/2020
Location:	66A Palace Gates Road N22 7BL		
Proposal:	Erection of rear roof dormer extension and associated formation of rear roof terrace; Insertion of front roof lights.		
Application No:	<b>HGY/2020/1986</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	15/09/2020
Location:	Ground Floor Flat 70 Muswell Road N10 2BE		
Proposal:	Demolition and removal of existing single storey 1950's front bay and installation of sash windows, in accordance with the original house design, to form a flush front elevation.		

**NON Applications Decided: 1**

Application No:	<b>HGY/2020/2226</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/09/2020
Location:	90 Dukes Avenue N10 2QA		
Proposal:	Non-Material Amendment to include the addition of shower unit to approved outbuilding granted permission under HGY/2019/0464.		

**PNE Applications Decided: 1**

Application No: **HGY/2020/1924** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 10/09/2020  
 Location: 158 Alexandra Park Road N22 7UJ  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.95m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m.

**TEL Applications Decided: 1**

Application No: **HGY/2020/2282** Officer: Kwaku Bossman-Gyamera  
 Decision: PERM DEV Decision Date: 23/09/2020  
 Location: Network Rail Alexandra Palace Railway Sidings Bedford Road N22 7AX  
 Proposal: Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended).  
 Description of Development: the proposed development comprises the removal of 3no. antennas to be replaced with 3no. antennas and ancillary works thereto

**TPO Applications Decided: 1**

Application No: **HGY/2020/1810** Officer: Janey Zhao  
 Decision: GTD Decision Date: 09/09/2020  
 Location: 63 Windermere Road N10 2RD  
 Proposal: Works to tree protected by a TPO: T1: Lime (18m): Crown reduce by 2m to keep tree at a size suitable for its location and as part of regular maintenance

**Total Applications Decided for Ward: 19**


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 WARD: **Bounds Green**


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**CLDE Applications Decided: 1**

Application No: **HGY/2020/1703** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 27/08/2020  
 Location: 14 Palace Road N11 2PR  
 Proposal: Certificate of lawfulness for the existing use of the property as six self-contained flats.

**CLUP Applications Decided: 1**

Application No: **HGY/2020/2015** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 28/08/2020  
 Location: 19 Woodfield Way N11 2NP  
 Proposal: Certificate of Lawfulness for proposed hip to gable and rear dormer extension and single storey rear extension.

**FUL Applications Decided: 4**

Application No: **HGY/2019/0125** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 24/09/2020  
 Location: Units 5A & 5B Tealedown Works Cline Road N11 2LX  
 Proposal: Partial demolition of units 5A and 5B to facilitate roof replacement and installation of two additional floors with facade alterations and associated hard landscaping.

Application No: **HGY/2020/1691** Officer: Samuel Uff  
 Decision: GTD Decision Date: 28/08/2020  
 Location: Flat B 3 Marlborough Road N22 8NB  
 Proposal: Rear dormer roof extension and 2 x front rooflights.

Application No: **HGY/2020/1852** Officer: Samuel Uff  
 Decision: GTD Decision Date: 22/09/2020  
 Location: Flat A 30 Marlborough Road N22 8NB  
 Proposal: Single storey rear extension and single storey infill extension (increased depth of infill extension from that approved under HGY/2019/3271)

Application No: **HGY/2020/1855** Officer: Samuel Uff  
 Decision: GTD Decision Date: 17/09/2020  
 Location: 72 Nightingale Road N22 8PP  
 Proposal: Single storey rear and rear infill extension.

**PNE Applications Decided: 1**

Application No: **HGY/2020/1899** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 10/09/2020  
 Location: 19 Woodfield Way N11 2NP  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.25m and for which the height of the eaves would be 3m.

**RES Applications Decided: 2**

Application No: **HGY/2020/2058** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 02/09/2020  
 Location: Land rear of 40 Durnsford Road N11 2EH  
 Proposal: Approval of Details pursuant to Condition 4 (Landscaping) attached to planning permission HGY/2019/1019.

Application No: **HGY/2020/2162** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 15/09/2020  
 Location: 43 Finsbury Road N22 8PA  
 Proposal: Approval of details reserved by condition 3 (materials) of planning permission HGY/2019/3281

**Total Applications Decided for Ward: 9**WARD: **Bruce Grove****CLUP Applications Decided: 2**

Application No: **HGY/2020/1701** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 01/09/2020  
 Location: 48 Napier Road N17 6YE  
 Proposal: Certificate of lawfulness for the proposed formation of a rear dormer and roof extension including the relocation of 1 front rooflights.

Application No: **HGY/2020/2109** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 11/09/2020  
 Location: 41 Moorefield Road N17 6PU  
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion.

**FUL Applications Decided: 4**

Application No: **HGY/2020/1700** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 01/09/2020  
 Location: 48 Napier Road N17 6YE  
 Proposal: Erection of a single storey side and rear extension.

Application No: **HGY/2020/1732** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 18/09/2020  
 Location: 27 Wimborne Road N17 6EU  
 Proposal: Single storey side and rear extensions. Formation of rear dormer window.

Application No: **HGY/2020/1954** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 14/09/2020  
 Location: Ground Floor Flat 16 Drayton Road N17 6HJ  
 Proposal: Widening of existing door opening on rear elevation for bi-fold door installation.

Application No: **HGY/2020/1961** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 14/09/2020  
 Location: First Floor Flat 52 Dongola Road N17 6EE  
 Proposal: Erection of a rear dormer extension including the insertion of 3x rear rooflight

**LCD Applications Decided: 1**

Application No: **HGY/2020/0927** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 23/09/2020  
 Location: Land Adjacent to 138 Winchelsea Road N17 6XQ  
 Proposal: Erection of three-storey 2-bedroom dwelling house.

**NON Applications Decided: 1**

Application No: **HGY/2020/2023** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 01/09/2020  
 Location: 73 Broadwater Road N17 6EP  
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/0152 involving removal of first floor bathroom and replacement with new study with a reduction in size of remaining bathroom.

**Total Applications Decided for Ward: 8**WARD: **Crouch End****CLUP Applications Decided: 3**

- Application No: **HGY/2020/2096** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 15/09/2020  
 Location: 15 Shanklin Road N8 8TJ  
 Proposal: Lawful Development Certificate: Proposed erection of single storey rear extension and insertion of one rooflight.
- Application No: **HGY/2020/2097** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 18/09/2020  
 Location: 33 Middle Lane N8 8PJ  
 Proposal: Lawful Development Certificate for proposed erection of outbuilding in rear garden.
- Application No: **HGY/2020/2261** Officer: Laurence Ackrill  
 Decision: PERM DEV Decision Date: 24/09/2020  
 Location: 32 Haringey Park N8 9JD  
 Proposal: Certificate of lawfulness for the removal of rear garden outbuilding.

**FUL Applications Decided: 8**

- Application No: **HGY/2020/1588** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 01/09/2020  
 Location: 6 Broughton Gardens N6 5RS  
 Proposal: Formation of new basement level extending beyond the rear and side (replacing existing side garage) of the house with terrace above; replacement (demolition and re-build) of existing ground floor rear and side extension with extension of similar footprint; Formation of first floor roof terrace; Installation of external spiral staircase from ground floor to basement level to side of extension; Installation of replacement roof lights; Alterations to and replacement of existing uPVC windows with steel framed windows; removal of existing rear garden outbuilding and associated reprofiling of rear garden levels.
- Application No: **HGY/2020/1742** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 01/09/2020  
 Location: 17 Elder Avenue N8 9TE  
 Proposal: Place a small timber clad garden room at end of private garden. It will replace an old shed which is currently there. To be used as a personal office. The room is 3 x 3.5 meters and maximum height of 2.5 meters.
- Application No: **HGY/2020/1750** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 18/09/2020  
 Location: 23 Birchington Road N8 8HP  
 Proposal: Erection of single storey rear extension with associated rear decking, replacement and raising height of existing single storey ground floor rear side infill extension, re-tiling of existing front dormer with replacement timber windows, erection of dormer above rear outrigger projection, erection of low-brick boundary wall.
- Application No: **HGY/2020/1771** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 02/09/2020  
 Location: 19 Drylands Road N8 9HN  
 Proposal: Construction of rear dormer roof extension following removal of existing dormer.
- Application No: **HGY/2020/1808** Officer: Samuel Uff  
 Decision: GTD Decision Date: 02/09/2020  
 Location: 57 Park Road N8 8SY  
 Proposal: Rear dormer roof extension

Application No: **HGY/2020/1865** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 11/09/2020  
 Location: 9 Middle Lane N8 8PJ  
 Proposal: Conversion of a terraced property from 3 flats back into a single dwellinghouse.

Application No: **HGY/2020/1949** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 21/09/2020  
 Location: Ground Floor Right Flat 2b 19 Haringey Park N8 9HY  
 Proposal: Erection of single storey rear extension above existing rear projection and additional two windows to side elevation.

Application No: **HGY/2020/1966** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 21/09/2020  
 Location: Ground Floor Flat 24 Womersley Road N8 9AN  
 Proposal: Construction of a single storey extension with bifold doors

**LCD Applications Decided: 1**

Application No: **HGY/2020/1885** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 17/09/2020  
 Location: 11 Middle Lane N8 8PJ  
 Proposal: Installation of front elevation double glazed windows and door with timber frames and rear elevation double glazed windows with UPVC frames.

**NON Applications Decided: 3**

Application No: **HGY/2020/2041** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 17 Womersley Road N8 9AE  
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/0211 involving a change of material for part of the rear terrace screen from obscured glass to western red cedar.

Application No: **HGY/2020/2066** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 22/09/2020  
 Location: Flat 2 4 Crescent Road N8 8AT  
 Proposal: Proposed non-material amendment to HGY/2020/1336 to amend the fenestration on the front elevation from top hung to side hung windows.

Application No: **HGY/2020/2145** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 14/09/2020  
 Location: 62-70 Coolhurst Road N8 8EU  
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/0610 to change the glass balustrade on first floor balcony and rear third floor terrace to railings, and to make the return on the rear terrace as a solid rendered wall the same height as the railings.

**PNC Applications Decided: 2**

Application No: **HGY/2020/1345** Officer: Roland Sheldon  
 Decision: PN REFUSED Decision Date: 04/09/2020  
 Location: Morriss House 23 Coolhurst Road N8 8EP  
 Proposal: An application to determine if prior approval is required for a proposed: Change of Use of the building from care home premises (Use Class C2) to a Registered Nursery (Use Class D1) under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class T.



Application No: **HGY/2020/1626** Officer: Laurence Ackrill  
 Decision: PN GRANT Decision Date: 04/09/2020  
 Location: Floral Hall Crouch Hill N8 9DX  
 Proposal: Prior approval for change of use from A1 (retail) to A3 (Restaurants and Cafés)

**RES Applications Decided: 5**

Application No: **HGY/2020/1716** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 18/09/2020  
 Location: 19 Haringey Park N8 9HY  
 Proposal: Approval of details pursuant to condition 6 (arboricultural method assessment and tree protection plan) attached to planning permission HGY/2019/2829.

Application No: **HGY/2020/1752** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 15/09/2020  
 Location: 19 Haringey Park N8 9HY  
 Proposal: Approval of details pursuant to condition 9 (method of construction statement) attached to planning permission HGY/2019/2829.

Application No: **HGY/2020/2059** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 04/09/2020  
 Location: Avenue Heights 5-7 Avenue Road N6 5DS  
 Proposal: Approval of details pursuant to condition 10 (Landscaping) attached to planning permission HGY/2018/0589.

Application No: **HGY/2020/2060** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 16/09/2020  
 Location: 141 Ferme Park Road N8 9SG  
 Proposal: Discharge of conditions 4 (waste and recycling storage) and 5 (cycle storage) of planning application HGY/2018/2690.

Application No: **HGY/2020/2094** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 08/09/2020  
 Location: 135 Ferme Park Road N8 9SG  
 Proposal: Approval of details pursuant to condition 4 (Refuse storage) & 5 (Cycle storage) attached to planning permission HGY/2019/1690.

**TPO Applications Decided: 2**

Application No: **HGY/2020/1665** Officer: Janey Zhao  
 Decision: GTD Decision Date: 22/09/2020  
 Location: 10 Cecile Park N8 9AS  
 Proposal: Works to tree protected by a TPO: TREE PRESERVATION ORDER: TPO 1998 10 Cecil Park London N8.

TREE: Identified as T1 Willow in MWA Arboricultural Report.

PROPOSED WORKS: Remove.

REASON: The above tree is considered to be responsible for root induced clay shrinkage subsidence damage to 8 Ivy Gardens.

Application No: **HGY/2020/1843** Officer: Janey Zhao  
 Decision: GTD Decision Date: 09/09/2020  
 Location: 114 Crouch Hill N8 9DY

Proposal: Plum (T1): Fell. Tree is in decline (photos attached), defoliated very early this year and started to drop branches. It is over main highway and a busy bus stop.\* Replace with X1 Ginkgo biloba (12-14cm) in same location. (works to T2 Laburnum will be considered separately under a Section 211 Notice)

**Total Applications Decided for Ward: 24**

**WARD: Fortis Green**

**ADV Applications Decided: 1**

Application No: **HGY/2020/2126** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 15/09/2020  
 Location: Tetherdown Hall 1A Tetherdown N10 1ND  
 Proposal: Installation of non-illuminated fascia sign

**CLUP Applications Decided: 1**

Application No: **HGY/2020/1697** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 27/08/2020  
 Location: 193 Creighton Avenue N2 9BN  
 Proposal: Certificate of lawfulness for the formation of a rear dormer, a hip to gable extension including the insertion of 1 front rooflight and a juliette balcony.

**COND Applications Decided: 1**

Application No: **HGY/2020/1968** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 17/09/2020  
 Location: Tivoli Southern Road N2 9LN  
 Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2019/1271 in order to amend ground floor extension to the main building.

**FUL Applications Decided: 12**

Application No: **HGY/2020/0618** Officer: Tania Skelli  
 Decision: REF Decision Date: 24/09/2020  
 Location: Spring Lane Care Home 170 Fortis Green N10 3PA  
 Proposal: Erection of a four-storey and single-storey rear extension to add 14 additional care home bedrooms and activity lounge, new garden and amendments to existing car park.

Application No: **HGY/2020/1487** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 01/09/2020  
 Location: Flat 1 29 Kings Avenue N10 1PA  
 Proposal: Construction of a single storey rear extension, following the removal of the existing conservatory and replacement of rear garden shed.

Application No: **HGY/2020/1532** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 26/08/2020  
 Location: 1 Alexandra Mews N2 9HA  
 Proposal: Erection of (larger) conservatory to replace existing.

Application No: **HGY/2020/1609** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 27/08/2020  
 Location: 39 Greenham Road N10 1LN  
 Proposal: Construction of a rear roof terrace with privacy screens.

Application No:	<b>HGY/2020/1718</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	01/09/2020
Location:	1 The Terrace Lauradale Road N2 9LX		
Proposal:	Erection of a single storey rear extension.		
Application No:	<b>HGY/2020/1754</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/09/2020
Location:	44 Bancroft Avenue N2 0AS		
Proposal:	Retention of first floor windows/doors to rear and use of flat roof as terrace with railings and privacy screen.		
Application No:	<b>HGY/2020/1785</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	04/09/2020
Location:	Flat A 39 Leaside Avenue N10 3BT		
Proposal:	Erection of outbuilding in rear garden.		
Application No:	<b>HGY/2020/1834</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	11/09/2020
Location:	Flat B 20 Wellfield Avenue N10 2EA		
Proposal:	Installation of conservation-style roof lights on front and side roof slopes		
Application No:	<b>HGY/2020/1859</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/09/2020
Location:	22 Creighton Avenue N10 1NU		
Proposal:	Erection of a rear extension at lower ground and ground floor, extension of the roof from hip to gable, formation of a rear dormer and insertion of four roof lights to the front slope of the property.		
Application No:	<b>HGY/2020/1878</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	17/09/2020
Location:	26 Bancroft Avenue N2 0AS		
Proposal:	Replacement of metal garage door with windows and low level brick infill		
Application No:	<b>HGY/2020/1963</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/09/2020
Location:	39 Lynmouth Road N2 9LR		
Proposal:	Construction of a single-storey infill side extension.		
Application No:	<b>HGY/2020/1967</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	22/09/2020
Location:	47 Marriott Road N10 1JF		
Proposal:	Construction of front porch and a single storey rear extension and the conversion of the property from a single dwelling house into two self-contained flats.		

**NON Applications Decided: 5**

Application No:	<b>HGY/2020/1941</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	25/08/2020
Location:	78 Tetherdown N10 1NG		

**Proposal:** Non-material amendment following a grant of planning permission HGY/2019/2685 for a single storey side and rear extension. Erection of a rear outbuilding. Formation of side and rear dormer windows and new front paving; namely change the glazed roof to the conservatory with a solid single ply roof with skylight and change the rear loft dormer windows from two units to single.

**Application No:** **HGY/2020/2032** **Officer:** Samuel Uff

**Decision:** GTD **Decision Date:** 03/09/2020

**Location:** 85 Woodside Avenue N10 3HF

**Proposal:** Non-Material Amendment to planning permission granted under application HGY/2018/1448 (erection of 2 x two storey dwellings) for internal alterations and to alter first floor and ground floor openings in southern, northern and western elevations; removal of chimneys; and first floor western elevation windows for approved Houses 2 and 3.

**Application No:** **HGY/2020/2033** **Officer:** Samuel Uff

**Decision:** GTD **Decision Date:** 03/09/2020

**Location:** 85 Woodside Avenue N10 3HF

**Proposal:** Non-Material Amendment to planning permission granted under application HGY/2018/1449 (erection of new dwelling) for internal alterations and to alter first floor and ground floor openings in all elevations; removal of chimneys; alter rooflights; and relocated bin store for approved House 4.

**Application No:** **HGY/2020/2042** **Officer:** Laurence Ackrill

**Decision:** GTD **Decision Date:** 28/08/2020

**Location:** 8 Burlington Road N10 1NJ

**Proposal:** Non-material amendment following a grant of planning permission HGY/2020/0944 involving removal of rear dormer rooflight and the insertion of 2 rooflights to front roofslope and reduction in dormer width.

**Application No:** **HGY/2020/2163** **Officer:** Conor Guilfoyle

**Decision:** GTD **Decision Date:** 11/09/2020

**Location:** Flat A 39 Leaside Avenue N10 3BT

**Proposal:** Non-material amendment following a grant of planning permission HGY/2019/1662 to amend extension rear elevation windows from 2 x patio doors to 1 window and bifold doors.

#### **PNC Applications Decided: 1**

**Application No:** **HGY/2020/1717** **Officer:** Roland Sheldon

**Decision:** PN REFUSED **Decision Date:** 01/09/2020

**Location:** 65 Colney Hatch Lane N10 1LR

**Proposal:** An application to determine if prior approval is required for a proposed: Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3). The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O.

#### **RES Applications Decided: 2**

**Application No:** **HGY/2020/1554** **Officer:** Christopher Smith

**Decision:** GTD **Decision Date:** 02/09/2020

**Location:** Coppetts Wood Hospital Coppetts Road N10 1JN

**Proposal:** Approval of details pursuant to condition 23 (details of living wall on Block F) attached to planning permission HGY/2018/1643.

**Application No:** **HGY/2020/1975** **Officer:** Conor Guilfoyle

**Decision:** GTD **Decision Date:** 14/09/2020

**Location:** 3 Lanchester Road N6 4SU

**Proposal:** Approval of details pursuant to condition 1 (external materials) attached to planning permission HGY/2014/1848.

#### **TPO Applications Decided: 3**

Application No:	<b>HGY/2020/1673</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	01/09/2020
Location:	22 Ringwood Avenue N2 9NS		
Proposal:	Works to tree protected by a TPO: T1 - Oak tree with extensive crown dieback - Cut to ground level. Fifty percent of the upper crown of the Oak tree is dead. The tree is likely to fail in the near future. Due to its location its retention is not suitable.		
Application No:	<b>HGY/2020/1675</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	03/09/2020
Location:	Chessing Court Fortis Green N2 9ER		
Proposal:	Works to trees protected by a TPO: Works to tree numbers 5 (Ash), 6 (Lime), 11 (Lime) and 15 (Ash) as per Survey. (The works to tree numbers 3 (Horse Chestnut) and 16 (Weeping Willow) may proceed as the trees are not protected and the property is not within a Conservation Area)		
Application No:	<b>HGY/2020/1812</b>	Officer:	Janey Zhao
Decision:	REF	Decision Date:	09/09/2020
Location:	196 Creighton Avenue N2 9BJ		
Proposal:	Works to tree protected by a TPO: T1 Oak - fell, the tree is 80% dead and susceptible to falling and damaging nearby property. Please see tree report and photos.		

**Total Applications Decided for Ward: 26**

**WARD: Harringay**

**ADV Applications Decided: 1**

Application No:	<b>HGY/2020/1776</b>	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	16/09/2020
Location:	513 Green Lanes N4 1AN		
Proposal:	Installation of 1 no. fascia sign and 1 no. projecting sign.		

**CLDE Applications Decided: 1**

Application No:	<b>HGY/2020/1825</b>	Officer:	Laina Levassor
Decision:	REF	Decision Date:	11/09/2020
Location:	23 Willoughby Road N8 0JE		
Proposal:	Certificate of Lawfulness for the existing use of 23 Willoughby Road as seven self-contained flats.		

**COND Applications Decided: 1**

Application No:	<b>HGY/2020/1760</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	22/09/2020
Location:	Pizza Impero 38 Wightman Road N4 1RU		
Proposal:	Variation of planning permission OLD/1982/1650 and HGY/1995/1458 to change the hours of operation to Mon - Thurs: 11am - 2am and Fri - Sun: 11am - 3am		

**FUL Applications Decided: 8**

Application No:	<b>HGY/2020/1564</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	27/08/2020
Location:	26 Seymour Road N8 0BE		
Proposal:	Erection of single storey ground floor side infill extension, replacement of front windows.		

- Application No: **HGY/2020/1740** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 26/08/2020  
 Location: Flat B 82 Warham Road N4 1AU  
 Proposal: Conversion of an existing external area of the flat roof above the first-floor kitchen to a new outdoor terrace, with direct access via fixed ladder and flat roof access hatch / skylight from the existing kitchen below.
- Application No: **HGY/2020/1741** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 27/08/2020  
 Location: First Floor Flat 126 Beresford Road N8 0AH  
 Proposal: Loft Conversion with an L-shape rear dormer. Openings to be created in the front slope to accommodate 2 no. Velux, one to be created in the roof of the dormer to accommodate a roof vision panel and two opening to be created in the rear dormer to accept 2 UPVC window. To Vault out ceiling on the first floor to accept two velux windows in the existing roof slope.
- Application No: **HGY/2020/1746** Officer: Samuel Uff  
 Decision: GTD Decision Date: 07/09/2020  
 Location: 83 Pemberton Road N4 1AY  
 Proposal: Single storey side infill and rear extension
- Application No: **HGY/2020/1753** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 14/09/2020  
 Location: 539 Green Lanes N8 0RL  
 Proposal: Change of use from A1 to C4 for part of ground floor at the rear, construction of two-storey rear extension and roof extension in connection with use as a 6 bedroom/ person HMO (established use).
- Application No: **HGY/2020/1835** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 09/09/2020  
 Location: 636A Green Lanes N8 0SD  
 Proposal: Conversion of existing vacant building into 1-bedroom dwelling, with external alterations.
- Application No: **HGY/2020/1914** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 16/09/2020  
 Location: Flat C 29 Burgoyne Road N4 1AA  
 Proposal: External alterations to upper floor flat, with formation of new windows, alterations to existing windows to form glazed doors, and the creation of raised external rear garden access platform.
- Application No: **HGY/2020/1925** Officer: Conor Guilfoyle  
 Decision: REF Decision Date: 16/09/2020  
 Location: 513 Green Lanes N4 1AN  
 Proposal: Change of use of the ground floor of 513 Green Lanes, from a Licensed Betting Office (Sui Generis) to an Adult Gaming Centre (Sui Generis) with shopfront alterations and replacement plant.

**NON Applications Decided: 1**

- Application No: **HGY/2020/2086** Officer: Samuel Uff  
 Decision: GTD Decision Date: 04/09/2020  
 Location: First Floor Flat 87 Warham Road N4 1AS  
 Proposal: Removal of 2 x existing uPVC first floor side widnows and replacement with 1 x uPVC window with obscure glazing

**PNC Applications Decided: 1**

Application No: **HGY/2020/1814** Officer: Emily Whittredge  
 Decision: PN REFUSED Decision Date: 18/09/2020  
 Location: First and Second Floor Offices 23 Turnpike Lane N8 0EP  
 Proposal: Prior approval for change of use of property from B1(a) (offices) to C3 (residential).

**RES Applications Decided: 4**

Application No: **HGY/2019/2782** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 11/09/2020  
 Location: 590-598 Green Lanes N8 0RA  
 Proposal: Approval of details pursuant to condition 4 (hard and soft landscaping) attached to planning permission HGY/2016/1807.

Application No: **HGY/2019/2783** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 11/09/2020  
 Location: 590-598 Green Lanes N8 0RA  
 Proposal: Approval of details pursuant to condition 5 (Landscape Management Plan) attached to planning permission HGY/2016/1807.

Application No: **HGY/2020/1530** Officer: Samuel Uff  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 12 Hewitt Road N8 0BL  
 Proposal: Approval of details reserved by a condition 4 (cycle and refuse storage) of planning permission HGY/2019/0889 for conversion of dwelling to 3 flats.

Application No: **HGY/2020/1643** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 17/09/2020  
 Location: Railway Approach Hampden Road N8 0EG  
 Proposal: Approval of details pursuant to condition 35 (Sustainability Measures) attached to planning permission reference HGY/2016/1573.

**Total Applications Decided for Ward: 17****WARD: Highgate****COND Applications Decided: 1**

Application No: **HGY/2020/1846** Officer: Laurence Ackrill  
 Decision: REF Decision Date: 21/09/2020  
 Location: 10 Grange Road N6 4AP  
 Proposal: Variation of condition 1 (approved plans) attached to planning permission HGY/2018/1947 involving the alteration to the roof and fenestration of ground floor extension.

**FUL Applications Decided: 3**

Application No: **HGY/2020/1745** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 21/09/2020  
 Location: Highcroft North Hill N6 4RD  
 Proposal: Erection of additional fourth floor on top of existing roof level to form 6 additional units; Provision of external amenity spaces and cycle storage; Associated demolition of existing building components and telecommunication structures at existing roof level.

Application No: **HGY/2020/1912** Officer: Tania Skelli  
 Decision: GTD Decision Date: 18/09/2020  
 Location: 1 View Close N6 4DD  
 Proposal: Single storey front porch extension and alterations to front elevation.

Application No: **HGY/2020/1985** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 22/09/2020  
 Location: 66 Langdon Park Road N6 5QG  
 Proposal: Construction of a Garden Room for working from home.

**LCD Applications Decided: 20**

Application No: **HGY/2020/1255** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 16 Storey Road N6 4DR  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.

Application No: **HGY/2020/1256** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 17 Storey Road N6 4DR  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.

Application No: **HGY/2020/1257** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 18 Storey Road N6 4DR  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.

Application No: **HGY/2020/1258** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 1 Storey Road N6 4DR  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.

Application No: **HGY/2020/1259** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 2 Storey Road N6 4DR  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.

Application No: **HGY/2020/1260** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 6 Storey Road N6 4DR  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.

Application No: **HGY/2020/1261** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 7 Storey Road N6 4DR  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.



Application No:	<b>HGY/2020/1262</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/09/2020
Location:	9 Storey Road N6 4DR		
Proposal:	Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.		
Application No:	<b>HGY/2020/1263</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/09/2020
Location:	11 Storey Road N6 4DR		
Proposal:	Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.		
Application No:	<b>HGY/2020/1265</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/09/2020
Location:	13 Storey Road N6 4DR		
Proposal:	Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.		
Application No:	<b>HGY/2020/1266</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/09/2020
Location:	14 Storey Road N6 4DR		
Proposal:	Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.		
Application No:	<b>HGY/2020/1267</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/09/2020
Location:	10 Storey Road N6 4DR		
Proposal:	Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.		
Application No:	<b>HGY/2020/1271</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/09/2020
Location:	5 Storey Road N6 4DR		
Proposal:	Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.		
Application No:	<b>HGY/2020/1460</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/09/2020
Location:	Land rear of Tudor Close N6 5PR		
Proposal:	Erection of new residential building providing 6 dwellings with associated private and communal amenity space, refuse/recycling and bicycle stores. Removal and reconfiguration of existing car parking spaces on Tudor Close and landscaping improvements.		
Application No:	<b>HGY/2020/1593</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/08/2020
Location:	2, 4, 6, 8, 12, 14, 16, 18 & 20 Gaskell Road N6 4EB		
Proposal:	Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.		
Application No:	<b>HGY/2020/1594</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/08/2020
Location:	71, 77, 79, 85, 89, 91, 95, 97, 99, 101, 103, 105, 109, 111 & 113 Gaskell Road N6 4DU		
Proposal:	Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.		

Application No: **HGY/2020/1595** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 33, 37, 39, 43, 49, 51, 53, 55, 57, 63, 65, 67 & 69 Gaskell Road N6 4DU  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.

Application No: **HGY/2020/1596** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 1, 5, 7, 11, 13, 15, 17, 19, 21, 25, 27 & 29 Gaskell Road N6 4DX  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.

Application No: **HGY/2020/1597** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 4, 6, 14, 18, 22, 30, 34, 36, 38, 40, 42 & 44 Yeatman Road N6 4DT  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.

Application No: **HGY/2020/1598** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 5, 7, 11, 13, 15, 19, 23, 25, 29, 31 & 35 Yeatman Road N6 4DS  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.

**NON Applications Decided: 1**

Application No: **HGY/2020/2178** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 15/09/2020  
 Location: 7 Cholmeley Crescent N6 5EZ  
 Proposal: Non material amendment to planning permission HGY/2018/0952 to omit planter on second floor terrace.

**RES Applications Decided: 5**

Application No: **HGY/2020/0903** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 03/09/2020  
 Location: 227 Archway Road N6 5BS  
 Proposal: Approval of details pursuant to condition 4 (foundations, basement and ground floor structures, or for any other structures below ground level, including piling) attached to planning permission HGY/2013/1102.

Application No: **HGY/2020/0904** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 16/09/2020  
 Location: 227 Archway Road N6 5BS  
 Proposal: Approval of details pursuant to condition 5 (construction logistics plan) attached to planning permission HGY/2013/1102

Application No: **HGY/2020/1791** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 26/08/2020  
 Location: 88-90 North Hill N6 4RL  
 Proposal: Approval of details reserved by condition 3 (Materials) attached to planning permission ref: HGY/2019/1299

Application No: **HGY/2020/1792** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 26/08/2020  
 Location: 88-90 North Hill N6 4RL  
 Proposal: Approval of details reserved by condition 4 (Hard and Soft Landscaping) attached to planning permission HGY/2019/1299

Application No: **HGY/2020/1794** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 26/08/2020  
 Location: 88-90 North Hill N6 4RL  
 Proposal: Approval of details reserved by condition 7 (Refuse and Recycling) attached to planning permission HGY/2019/1299.

**TEL Applications Decided: 1**

Application No: **HGY/2020/2069** Officer: Matthew Gunning  
 Decision: PN REFUSED Decision Date: 10/09/2020  
 Location: Outside 141 Archway Road N6 5BL  
 Proposal: Prior notification: Proposed 5G telecoms installation: 20m high Streetpole with 3no cabinets and ancillary works located within adopted Public footpath.

**TPO Applications Decided: 6**

Application No: **HGY/2020/1660** Officer: Janey Zhao  
 Decision: REF Decision Date: 18/09/2020  
 Location: 7 View Road N6 4DJ  
 Proposal: Works to tree protected by a TPO: T1 Lombardy Poplar: reduce to previous pruning point. Reduction in metres = 4.7m. Reason for works: routine procedure, the tree has been reduced previously

Application No: **HGY/2020/1669** Officer: Janey Zhao  
 Decision: GTD Decision Date: 24/08/2020  
 Location: The Villa Courtenay Avenue N6 4LP  
 Proposal: Works to trees protected by an Area TPO: T1 & T2. Photinia Red Robins - Front, Fell to ground level. Grind out stumps to allow for re-planting in same position

T3. English Oak (*Quercus robur*) - Rear garden, north boundary Large mature tree with dieback throughout canopy. Roots adversely affected by previous development. Remove deadwood weak or suppressed branches and reshape remainder of south of canopy by approximately 2m in upper canopy lateral spread to balance. Low lateral south east limb is contorted with a longitudinal crack halfway along limb and represents a potential hazard in terms of failure. Remove this lowest lateral limb growing towards patio to preempt failure.

G2. Lawson Cypress x4 (*Chamaecyparis lawsoniana*) - Rear garden rear boundary of large mature trees, which have outgrown their planting locations and do not provide adequate screening of adjacent property. Fell 4 trees to ground level and grind out stumps to allow for replanting of *Betula*'s in similar positions

T4. Yew (*Taxus baccata*) - Rear boundary Semi mature tree growing adjacent to Red Oak. To separate trees and improve form: Trim canopy by 1m all round to shape and re balance.

Application No: **HGY/2020/1671** Officer: Janey Zhao  
 Decision: GTD Decision Date: 27/08/2020  
 Location: Communal triangle 1-25 Hillside Gardens N6  
 Proposal: Works to trees protected by a TPO: 4 Himalayan Birches (G1) - Thin crowns by 25-30%

Application No: **HGY/2020/1811** Officer: Janey Zhao  
 Decision: GTD Decision Date: 09/09/2020  
 Location: 12 North Grove N6 4SL  
 Proposal: Works to tree protected by a TPO: Front Garden: Large Lombardy Poplar: Re-pollard / reduce back to previous most recent reduction points. Reason: general maintenance

Application No: **HGY/2020/1844** Officer: Janey Zhao  
 Decision: GTD Decision Date: 18/09/2020  
 Location: 36 Jacksons Lane N6 5SX  
 Proposal: Works to tree protected by a TPO: T1 Tulip tree to rear of property: remove, as damaged

Application No: **HGY/2020/2027** Officer: Janey Zhao  
 Decision: GTD Decision Date: 21/09/2020  
 Location: 3 North Hill N6 4AB  
 Proposal: Works to TPO trees: Sycamore (T2) - to reduce by about 2-3 metres and thin out the canopy by 15 % as it is overshadowing the neighbours property and blocking out any light to both gardens. Large Sycamore (T3) - to thin out the canopy by about 15% and remove any dead wood , for safety purposes and to bring more light in to the gardens

(Works to other tree will be considered under S211 Notice)

**Total Applications Decided for Ward: 37**

WARD: **Hornsey**

**FUL Applications Decided: 6**

Application No: **HGY/2020/1726** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 24/08/2020  
 Location: Hornsey Delivery Office 44 Tottenham Lane N8 7EA  
 Proposal: Proposed change of use from sui generis (postal delivery office) to D2 (gym) use class.

Application No: **HGY/2020/1780** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 04/09/2020  
 Location: First Floor Flat 44 North View Road N8 7LL  
 Proposal: Rear roof dormer extension, reconstruction of front roof turret and roof-lights to front and outrigger roof.

Application No: **HGY/2020/1795** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 158-160 Inderwick Road N8 9JT  
 Proposal: Replacement of the front entrance porch and erection of a rear glazed extension at first floor level with external stair access to rear garden. Replacement of front rooflights and upper floor windows and replacement rear ground floor and first floor windows.

Application No: **HGY/2020/1827** Officer: Roland Sheldon  
 Decision: REF Decision Date: 08/09/2020  
 Location: 85 Tottenham Lane N8 9BE  
 Proposal: Mansard roof extension to create additional habitable space for existing second floor flat.

Application No: **HGY/2020/1839** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 17 Priory Road N8 8LH  
 Proposal: Erection of single storey rear and side extension to partially infill the side return passage.

Application No: **HGY/2020/1946** Officer: Roland Sheldon  
 Decision: REF Decision Date: 24/09/2020  
 Location: 47 Tottenham Lane N8 9BD  
 Proposal: Conversion of existing rear office space of B2 classification to 2 x two bedroom flats, with associated first floor rear extension and new bike and bin storage.

**LCD Applications Decided: 7**

Application No: **HGY/2020/1798** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 11, 13, 15, 29, 33, 35, 37, 45 & 47 Beechwood Road N8 7NE  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and the installation of new UPVC framed double-glazed windows and new UPVC door to the rear (AMENDED DESCRIPTION).

Application No: **HGY/2020/1800** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 49, 55, 57, 59, 61, 63, 69, 71, 73 & 77 Beechwood Road N8 7NE  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and the installation of new UPVC framed double-glazed windows and new UPVC door to the rear (AMENDED DESCRIPTION).

Application No: **HGY/2020/1801** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 22, 24, 30, 34, 46, 48, 50, 54, 64, 70, 72 & 74 Beechwood Road N8 7NG  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and the installation of new UPVC framed double-glazed windows and new UPVC door to the rear (AMENDED DESCRIPTION).

Application No: **HGY/2020/1802** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 02/09/2020  
 Location: 17, 21, 23, 25, 29, 39, 41, 45 & 49 Hawthorn Road N8 7LY  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and the installation of new UPVC framed double-glazed windows and new UPVC door to the rear.

Application No: **HGY/2020/1804** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 02/09/2020  
 Location: 51, 53, 65, 67, 69 & 77 Hawthorn Road N8 7LY  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and the installation of new UPVC framed double-glazed windows and new UPVC door to the rear

Application No: **HGY/2020/1806** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 02/09/2020  
 Location: 20, 22, 24, 30, 34, 38, 42, 44, 46, 48, 50, 52 & 54 Hawthorn Road N8 7NA  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and the installation of new UPVC framed double-glazed windows and new UPVC door to the rear.

Application No: **HGY/2020/1807** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 02/09/2020  
 Location: 56, 60, 62, 64, 70, 72, 76, 78, 80, 82, 84, 88 Hawthorn Road N8 7NA  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and the installation of new UPVC framed double-glazed windows and new UPVC door to the rear.

**NON Applications Decided: 2**

Application No: **HGY/2020/1971** Officer: Samuel Uff  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 25 Gisburn Road N8 7BS  
 Proposal: Non-material amendments to planning permission for a single storey rear infill extension granted under HGY/2019/2022 to include change to the configuration of proposed external doors and cladding material of rear.

Application No: **HGY/2020/2021** Officer: Roland Sheldon  
 Decision: REF Decision Date: 27/08/2020  
 Location: Flat 1 5 Campsbourne Road N8 7PT  
 Proposal: Non-material amendment to planning application HGY/2020/1077 to change the massing, overall height, fenestration design and rooflight design of the extension.

**PNC Applications Decided: 1**

Application No: **HGY/2020/1743** Officer: Roland Sheldon  
 Decision: PN REFUSED Decision Date: 18/09/2020  
 Location: 47 Tottenham Lane N8 9BD  
 Proposal: An application to determine if prior approval is required for a proposed: Change of Use from Financial and Professional Services (Class A2), to dwellinghouse(Class C3).

**RES Applications Decided: 1**

Application No: **HGY/2020/1945** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 17/09/2020  
 Location: Land to the East of Cross Lane N8  
 Proposal: Approval of Details pursuant to condition 24 (Secured by Design) of the Principal Planning Permission reference HGY/2016/0086 (Appeal reference APP/Y5420/W/16/3165389) and pursuant to condition 23 (Secured by Design) of the First Section 73 Planning Permission reference HGY/2020/0633

**TEL Applications Decided: 1**

Application No: **HGY/2020/1980** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 15/09/2020  
 Location: Located on pavement adjoining The Rectory Gardens Priory Road N8 7RY  
 Proposal: Proposed telecommunication installation: Proposed 18m Phasse 8 Monopole C/W wrapround Cabinet at base and associated ancillary works. (Prior notification: Development by telecoms operators).

**Total Applications Decided for Ward: 18**WARD: **Muswell Hill****CLUP Applications Decided: 3**

Application No: **HGY/2020/2098** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 15/09/2020  
 Location: 8 Teresa Walk N10 3LL  
 Proposal: Lawful Development Certificate: Proposed erection of single storey rear extension and insertion of one rooflight.

Application No: **HGY/2020/2122** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 10/09/2020  
 Location: 7 Topsfield Road N8 8SN  
 Proposal: Certificate of lawfulness for the replacement of side elevation window and widening of existing bi-fold door to the rear and side elevation with a new wraparound bi-fold door.

Application No: **HGY/2020/2263** Officer: Laurence Ackrill  
 Decision: PERM DEV Decision Date: 24/09/2020  
 Location: 51 Warner Road N8 7HB  
 Proposal: Certificate of lawfulness for a proposed rear dormer roof extension and front elevation rooflights.

**FUL Applications Decided: 13**

Application No: **HGY/2020/1617** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 27/08/2020  
 Location: Village Green Pub 122 Fortis Green Road N10 3HN  
 Proposal: Creation of roof terrace to rear at first floor level on existing flat roof.

Application No: **HGY/2020/1685** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 04/09/2020  
 Location: Supermarket 12-20 Fortis Green Road N10 3HN  
 Proposal: Installation of additional rooftop plant and installation of two external louvres

Application No: **HGY/2020/1725** Officer: Tania Skelli  
 Decision: GTD Decision Date: 27/08/2020  
 Location: 5 Redston Road N8 7HL  
 Proposal: Change of use from day nursery (D1) to single dwelling (C3), extension to rear roof space to increase loft room and creation of new rear roof terrace.

Application No: **HGY/2020/1727** Officer: Tania Skelli  
 Decision: GTD Decision Date: 09/09/2020  
 Location: First Floor Flat 74 Muswell Hill Place N10 3RR  
 Proposal: Retention of rooflight to main roof area. Amalgamation of 2 existing rear dormers into one and alterations to rear first floor fenestration, in association with first floor flat.

Application No: **HGY/2020/1787** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 8 Grand Avenue N10 3AY  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2020/1877** Officer: Tania Skelli  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 45 Onslow Gardens N10 3JY  
 Proposal: Conversion of 2 flats back into single-dwelling-house, infilling of front lightwell to create additional accommodation at lower ground floor level; alterations to front boundary treatment and forecourt to form off-street parking; erection of bike and bin store; and elevational alterations at rear lower ground floor level.

Application No: **HGY/2020/1883** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 18/09/2020  
 Location: First Floor Flat 98 Park Avenue South N8 8LS  
 Proposal: Formation of external door and steel staircase from rear first floor kitchen to rear garden.

Application No: **HGY/2020/1900** Officer: Tania Skelli  
 Decision: GTD Decision Date: 16/09/2020  
 Location: 14 Muswell Hill Broadway N10 3RT  
 Proposal: Installation of replacement timber windows and door to rear elevation at first floor level.

Application No: **HGY/2020/1917** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 25/09/2020  
 Location: Flats 1-8 Lawrence Court Springfield Avenue N10 3SW  
 Proposal: Replacement of existing single glazed timber framed windows (including infill panels) and doors with double glazed uPVC windows (including infill panels) and doors; Replacement of timber communal entrance doors with powder coated steel communal entrance doors.

Application No: **HGY/2020/1918** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 25/09/2020  
 Location: Flats 9-16 Lawrence Court Springfield Avenue N10 3SW  
 Proposal: Replacement of existing single glazed timber framed windows and doors with double glazed uPVC windows and doors; Replacement of timber communal entrance doors with powder coated steel communal entrance doors.

Application No: **HGY/2020/1934** Officer: Tania Skelli  
 Decision: REF Decision Date: 15/09/2020  
 Location: 180 Park Road N8 8JT  
 Proposal: Conversion of house from two self-contained flats to three self-contained flats and formation of roof terrace with balustrade to rear first floor flat.

Application No: **HGY/2020/1969** Officer: Tania Skelli  
 Decision: GTD Decision Date: 14/09/2020  
 Location: 25 Park Avenue South N8 8LU  
 Proposal: Creation of roof terrace at 2nd floor rear flat roof, replacement of window with door for access and installation of metal railings.

Application No: **HGY/2020/2009** Officer: Tania Skelli  
 Decision: GTD Decision Date: 22/09/2020  
 Location: 13 Park Avenue North N8 7RU  
 Proposal: Replacement of existing ground floor side extension within the existing footprint.

**NON Applications Decided: 3**

Application No: **HGY/2020/2105** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 07/09/2020  
 Location: 2 + 3 Connaught Grange Connaught Gardens N10 3LE  
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/1983 for revision to internal layout of flat 2 only. All external work has been carried out as per original plan.



Application No: **HGY/2020/2141** Officer: Tania Skelli  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 45 Ellington Road N10 3DD  
 Proposal: Non-material amendment to planning permission ref. HGY/2019/1760 granted on 30th July 2019; namely for the roof light within the flat roof extension from flat to lantern.

Application No: **HGY/2020/2240** Officer: Tania Skelli  
 Decision: GTD Decision Date: 23/09/2020  
 Location: 5 Springfield Avenue N10 3SU  
 Proposal: Non-material amendment to planning permission ref: HGY/2019/2747 granted on 31/12/2019 for the erection of single storey rear extension with flat roof and outbuilding in rear garden; namely for the change of roof design from table top roof to flat roof and change of external staircase design.

**PNE Applications Decided: 1**

Application No: **HGY/2020/1815** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 10/09/2020  
 Location: 75 Park Avenue North N8 7RS  
 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 3.81m and for which the height of the eaves would be 2.98m.

**RES Applications Decided: 1**

Application No: **HGY/2020/2119** Officer: Tania Skelli  
 Decision: GTD Decision Date: 10/09/2020  
 Location: Risborough Close Muswell Hill N10 3PL  
 Proposal: Details of condition 7 (1:5 drawings) pursuant to planning permission ref. HGY/2019/0484 granted on 21/5/2019 for the conversion and extension of roofspace to provide six new flats (Class C3).

**TPO Applications Decided: 1**

Application No: **HGY/2020/1662** Officer: Janey Zhao  
 Decision: GTD Decision Date: 25/08/2020  
 Location: 48 Connaught Gardens N10 3LH  
 Proposal: T1 Oak lift crown to maximum of 5 metres height above ground level and reduce the lateral crown spread by up to 2 metres branch length. Pruning cut to be back to suitable growing points.  
 T2 Sycamore lift crown to maximum of 5 metres height above ground level.

**Total Applications Decided for Ward: 22**WARD: **Noel Park****ADV Applications Decided: 1**

Application No: **HGY/2020/1689** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 11/09/2020  
 Location: 25 High Road N22 6BH  
 Proposal: 1no new face illuminated ATM shroud. (Display of advertisements)

**CLDE Applications Decided: 2**

Application No: **HGY/2020/1621** Officer: Laina Levassor  
 Decision: GTD Decision Date: 27/08/2020  
 Location: 5 Caxton Road N22 6TB  
 Proposal: Certificate of Lawfulness for the existing use as HMO for 6 occupants (C4 Use Class)

Application No: **HGY/2020/2012** Officer: Laina Levassor  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 175 Hornsey Park Road N8 0JX  
 Proposal: Certificate of Lawfulness for the existing use as an HMO for up to 6 occupants (C4 Use Class)

**CLUP Applications Decided: 2**

Application No: **HGY/2020/2003** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 18/09/2020  
 Location: 87 Mayes Road N22 6UP  
 Proposal: Certificate of Lawfulness for the proposed change of use of 87 Mayes Road from C3 to C3(b) - use as a dwelling house for 4 young people (ages 10 to 18 years) living together as a single house and receiving care

Application No: **HGY/2020/2125** Officer: Sarah Madondo  
 Decision: PERM DEV Decision Date: 23/09/2020  
 Location: 44 Cobham Road N22 6RP  
 Proposal: Certificate of lawfulness for the erection of dormer on the outrigger.

**FUL Applications Decided: 10**

Application No: **HGY/2020/0793** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 15/09/2020  
 Location: 72 Hornsey Park Road N8 0JY  
 Proposal: First floor rear extension

Application No: **HGY/2020/1688** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 03/09/2020  
 Location: 25 High Road N22 6BH  
 Proposal: External alterations to the shop front.

Application No: **HGY/2020/1733** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 11/09/2020  
 Location: Shop 68-70 Turnpike Lane N8 0PR  
 Proposal: New shop front structure to 68 & 70 Turnpike Lane and single storey rear extension to enlarge shop.

Application No: **HGY/2020/1739** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 11/09/2020  
 Location: 6 Glynne Road N22 6LR  
 Proposal: Loft conversion with rear side dormer window and 2 no front windows.

Application No: **HGY/2020/1829** Officer: Sarah Madondo  
 Decision: REF Decision Date: 01/09/2020  
 Location: 44 Cobham Road N22 6RP  
 Proposal: Change of use of existing dwellinghouse into a House of Multiple Occupation (HMO) (Use Class C4) for no more than six occupants.

Application No:	<b>HGY/2020/1845</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/09/2020
Location:	120 Morley Avenue N22 6NP		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2020/1927</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	11/09/2020
Location:	29 Malvern Road N8 0LE		
Proposal:	Single storey ground floor rear and side infill extension.		
Application No:	<b>HGY/2020/1929</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	14/09/2020
Location:	2 Meads Road N22 6RN		
Proposal:	Removal of existing roof and chimneys. New mansard roof extension to provide additional bedrooms to house.		
Application No:	<b>HGY/2020/1956</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	14/09/2020
Location:	75 High Road N22 6BB		
Proposal:	Alterations to shopfront to create access to the future upper floor flat with creation of a new lobby and replacement of first and second floor double glazed windows.		
Application No:	<b>HGY/2020/1979</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	16/09/2020
Location:	67 Cobham Road N22 6RP		
Proposal:	Demolition of existing garage and erection of single storey side extension with pitched roof.		

**NON Applications Decided: 1**

Application No:	<b>HGY/2020/1922</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	04/09/2020
Location:	30-36 Clarendon Road Off Hornsey Park Road N8 0DJ		
Proposal:	Non-material amendment to planning permission HGY/2019/2664 for erection of mesh and picket fence within the curtilage of the site.		

**PNE Applications Decided: 1**

Application No:	<b>HGY/2020/1840</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	28/08/2020
Location:	27 Whymark Avenue N22 6DJ		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 5.94m, for which the maximum height would be 3.17m and for which the height of the eaves would be 2.85m.		

**RES Applications Decided: 5**

Application No:	<b>HGY/2020/1189</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/09/2020
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		
Proposal:	Approval of details pursuant to condition 30 (a) (Noise and vibration report - partial discharge relating to blocks A1, A2, A3, A4, B1, B2, B3 and B4 only) of planning permission HGY/2017/3117.		

Application No:	<b>HGY/2020/1193</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/09/2020
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 No 8		
Proposal:	Approval of details pursuant to condition 30 (a) (Noise and vibration report - partial discharge relating to blocks D1, D2, D3 and D4 only) of planning permission HGY/2017/3117.		
Application No:	<b>HGY/2020/1236</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/09/2020
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 No 8		
Proposal:	Approval of details pursuant to condition 34 (Meanwhile and Interim Uses) for partial discharge in relation to blocks D1, D2, D3 and D4 only attached to planning permission HGY/2017/3117.		
Application No:	<b>HGY/2020/1405</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/09/2020
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 No 8		
Proposal:	Approval of details pursuant to condition 62 - partial discharge (Estate Management & Maintenance Plan) attached to planning permission HGY/2017/3117 for discharge of condition 62 for Phase 1 (block C7)		
Application No:	<b>HGY/2020/1858</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/09/2020
Location:	105-107 High Road N22 6BB		
Proposal:	Approval of details pursuant to condition 4 (Construction Management Plan) attached to planning permission HGY/2017/3438.		

**TEL Applications Decided: 1**

Application No:	<b>HGY/2020/1706</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	28/08/2020
Location:	Petrol Filling Station 573-575 Lordship Lane N22 5LE		
Proposal:	Replacement of 16m high mast and existing equipment cabinets with upgraded 20m high slimline mast supporting antennas and dishes, 7No. new cabinets at ground-level, plus ancillary development.		

**Total Applications Decided for Ward: 23****WARD: Northumberland Park****CLDE Applications Decided: 1**

Application No:	<b>HGY/2020/1803</b>	Officer:	Laina Levassor
Decision:	REF	Decision Date:	02/09/2020
Location:	180 Park Lane N17 0JA		
Proposal:	Certificate of Lawfulness for the existing use of 180 Park Lane as two self-contained flats		

**CLUP Applications Decided: 2**

Application No:	<b>HGY/2020/1887</b>	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	24/08/2020
Location:	113 Pembury Road N17 8LY		
Proposal:	Certificate of lawfulness for the formation of a rear dormer, hip to gable extension including the insertion of 3 front rooflights and erection of a two storey rear extension with a juliette balcony and installation of a side elevation window.		

Application No: **HGY/2020/2010** Officer: Sarah Madondo  
 Decision: PERM DEV Decision Date: 04/09/2020  
 Location: 24 Sutherland Road N17 0BN  
 Proposal: Certificate of lawfulness for the erection of rear dormer.

**FUL Applications Decided: 3**

Application No: **HGY/2020/1690** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 01/09/2020  
 Location: 33 St Pauls Road N17 0ND  
 Proposal: Subdivision into two flats at first, ground and loft floor level, and creating a rear dormer.

Application No: **HGY/2020/1711** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 25/08/2020  
 Location: Unit 6 1-7 Garman Road N17 0UN  
 Proposal: Change of use from Motor repair garage to mixed use of MOT centre and car repairs.

Application No: **HGY/2020/1764** Officer: Gareth Prosser  
 Decision: REF Decision Date: 24/08/2020  
 Location: 7 Tenterden Road N17 8BE  
 Proposal: Subdivision of dwelling to create two self contained units and external alterations.

**PNE Applications Decided: 2**

Application No: **HGY/2020/1828** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 10/09/2020  
 Location: 6 Almond Road N17 0PJ  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/1970** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 17/09/2020  
 Location: 52 St Pauls Road N17 0NE  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 2.45m.

**TEL Applications Decided: 1**

Application No: **HGY/2020/1867** Officer: Kwaku Bossman-Gyamera  
 Decision: PN GRANT Decision Date: 09/09/2020  
 Location: Junction of Garman Road and Marigold Road N17  
 Proposal: Proposed telecommunication installation: Proposed 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary work. (Prior notification: Development by telecoms operators)

**TPO Applications Decided: 1**

Application No: **HGY/2020/1664** Officer: Janey Zhao  
 Decision: GTD Decision Date: 25/08/2020  
 Location: 52 Northumberland Park N17 0TX  
 Proposal: Works to tree protected by a TPO: Oak (T1) - Undertake overall crown reduction of 2-3 metres back to previous pruning points on all aspects & remove epicormic growth from trunk

**Total Applications Decided for Ward: 10**WARD: **St Anns****CLUP Applications Decided: 4**

- Application No: **HGY/2020/1698** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 28/08/2020  
 Location: 13 Rowley Road N15 3AX  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 3 front rooflights and Juliet balcony.
- Application No: **HGY/2020/1705** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 07/09/2020  
 Location: 72 Clarendon Road N15 3JX  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 3 front rooflights and Juliet balcony - proposed use.
- Application No: **HGY/2020/2006** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 25/08/2020  
 Location: 17 Black Boy Lane N15 3AP  
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate a loft conversion.
- Application No: **HGY/2020/2014** Officer: Sarah Madondo  
 Decision: PERM DEV Decision Date: 09/09/2020  
 Location: 63 Roseberry Gardens N4 1JQ  
 Proposal: Certificate of lawfulness for the erection of a rear dormer and back addiiton on the outrigger.

**FUL Applications Decided: 7**

- Application No: **HGY/2020/0935** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 16/09/2020  
 Location: 6 Albany Close N15 3RF  
 Proposal: Retrospective change of use from Residential (C3) to HMO (C4) for 4 people.
- Application No: **HGY/2020/1457** Officer: Laina Levassor  
 Decision: GTD Decision Date: 07/09/2020  
 Location: 424 St Anns Road N15 3JJ  
 Proposal: Construction of single storey rear and side extension.
- Application No: **HGY/2020/1575** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 01/09/2020  
 Location: 71 Stanhope Gardens N4 1HY  
 Proposal: Erection of single storey rear extension
- Application No: **HGY/2020/1748** Officer: Fatema Begum  
 Decision: REF Decision Date: 21/09/2020  
 Location: 67 Rutland Gardens N4 1JW  
 Proposal: Change of use C3 (single family dwelling) to C4 (House in Multiple Occupation).

Application No: **HGY/2020/1778** Officer: Sarah Madondo  
 Decision: REF Decision Date: 28/08/2020  
 Location: 36 Woodlands Park Road N15 3RX  
 Proposal: Change of use from C3 (flats) to C4 (house)

Application No: **HGY/2020/1820** Officer: Sarah Madondo  
 Decision: REF Decision Date: 27/08/2020  
 Location: 34 Ritches Road N15 3TB  
 Proposal: Change of Use of First floor flat to a House of Multiple Occupation (use Class C4) for 4 individuals.

Application No: **HGY/2020/1850** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 17/09/2020  
 Location: First Floor Flat 41 Black Boy Lane N15 3AP  
 Proposal: Erection of rear dormer, and insertion of 2 roof lights to the front roof slope.

**PNC Applications Decided: 1**

Application No: **HGY/2020/2218** Officer: Mercy Oruwari  
 Decision: PN REFUSED Decision Date: 25/09/2020  
 Location: 449 West Green Road N15 3PL  
 Proposal: An application to determine if prior approval is required for a proposed Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3).  
 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O

**TEL Applications Decided: 1**

Application No: **HGY/2020/1614** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 28/08/2020  
 Location: Junction with Cranleigh Road Black Boy Lane N15 3AS  
 Proposal: Proposed 5G Telecoms Installation of 20m high streetpole with 3no. cabinets and ancillary works located within adopted public footpath. (Prior notification: Development by telecoms operators)

**Total Applications Decided for Ward: 13**WARD: **Seven Sisters****ADV Applications Decided: 1**

Application No: **HGY/2020/0203** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 18/09/2020  
 Location: Sainsbury's Supermarket Williamson Road N4 1UJ  
 Proposal: Advertisement consent for proposed signage:  
 1 x steel-framed cantilevered canopy signage  
 2 x pole mounted entry signs  
 2 x pole mounted exit signs  
 1 x pole mounted collection point sign  
 1 x panel sign

**CLDE Applications Decided: 1**

Application No: **HGY/2020/1860** Officer: Laina Levassor  
 Decision: GTD Decision Date: 04/09/2020  
 Location: 525 Seven Sisters Road N15 6EP  
 Proposal: Certificate of Lawfulness for the existing use of 525 Seven Sisters Road as six self-contained flats.

**CLUP Applications Decided: 1**

Application No: **HGY/2020/1694** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 25/08/2020  
 Location: 14 Barry Avenue N15 6AD  
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of 2 front rooflights.

**FUL Applications Decided: 14**

Application No: **HGY/2020/0202** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 21/09/2020  
 Location: Sainsbury's Supermarket Williamson Road N4 1UJ  
 Proposal: rection of extension to building for online goods facility (Use Class B8) with associated loading and servicing area and Click and Collect bays, alterations to layout of car park including reduction of 83 car parking spaces, associated boundary fencing.

Application No: **HGY/2020/1572** Officer: Roland Sheldon  
 Decision: REF Decision Date: 01/09/2020  
 Location: 17 Beechfield Road N4 1PD  
 Proposal: Erection of single storey side-to-rear infill extension.

Application No: **HGY/2020/1587** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 24/09/2020  
 Location: 15 High Road N15 6LT  
 Proposal: Change of use of existing basement and ground floor surgery into a residential use class and conversion into two self-contained flats, incorporating small infill rear extension.

Application No: **HGY/2020/1707** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 26/08/2020  
 Location: 40 Hillside Road N15 6NB  
 Proposal: Front facade to be extended up at second storey/ roof level.

Application No: **HGY/2020/1708** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 26/08/2020  
 Location: 40 Hillside Road N15 6NB  
 Proposal: Rear single storey extension at ground floor, rear extension at half landing level and rear dormer at roof level.

Application No: **HGY/2020/1769** Officer: Sarah Madondo  
 Decision: REF Decision Date: 27/08/2020  
 Location: 25 High Road N15 6ND  
 Proposal: The erection of a two-storey rear extension in association with change of use to an 11 room HMO (Sui Generis)



Application No:	<b>HGY/2020/1821</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	07/09/2020
Location:	12 Grovelands Road N15 6BU		
Proposal:	Erection of additional storey 'Type 3' roof extension.		
Application No:	<b>HGY/2020/1857</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	07/09/2020
Location:	149-151 Gladesmore Road N15 6TJ		
Proposal:	Erection of first floor extensions		
Application No:	<b>HGY/2020/1861</b>	Officer:	Laina Levassor
Decision:	REF	Decision Date:	25/09/2020
Location:	190 Hermitage Road N4 1NN		
Proposal:	Construction of single storey rear extension.		
Application No:	<b>HGY/2020/1862</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	04/09/2020
Location:	12 Norfolk Avenue N15 6JX		
Proposal:	Type 3 loft		
Application No:	<b>HGY/2020/1870</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	08/09/2020
Location:	119 Craven Park Road N15 6BP		
Proposal:	Conversion of the existing basement area to provide ancillary use to the residential family use and for a front modest light-well with fire escape access.		
Application No:	<b>HGY/2020/1931</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	15/09/2020
Location:	147 Fairview Road N15 6TS		
Proposal:	Erection of an additional storey in the form of a 'Type 3' roof extension.		
Application No:	<b>HGY/2020/1942</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	25/09/2020
Location:	Flat B 15 Hermitage Road N4 1DF		
Proposal:	Roof terrace and internal re-configurations		
Application No:	<b>HGY/2020/1951</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	21/09/2020
Location:	32 Eade Road N4 1DH		
Proposal:	Erection of single story side extension		

**LCD Applications Decided: 1**

Application No:	<b>HGY/2020/1926</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	08/09/2020
Location:	Stamford Hill Primary School Berkeley Road N15 6HD		
Proposal:	Installation of a new weldmesh fencing to segregate pupils from the MUGA pitches and Car Park. Renewing the railings to the brick walls between the Nursery and Junior Schools with new weldmesh.		

**PNC Applications Decided: 1**

Application No: **HGY/2020/1955** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 14/09/2020  
 Location: 56 High Road N15 6JU  
 Proposal: Prior approval for a proposed change of use from Offices (Class B1(a)) to Dwellinghouses (Class C3).

**PNE Applications Decided: 1**

Application No: **HGY/2020/1913** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 10/09/2020  
 Location: 32 Wellington Avenue N15 6AS  
 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: **HGY/2020/1930** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 15/09/2020  
 Location: 9 Elm Park Avenue N15 6AL  
 Proposal: Approval of details pursuant to Condition 4 (Detail enclosure/screened facilities for storage of waste and recycling containers attached to planning permission HGY/2019/0488).

**Total Applications Decided for Ward: 21**WARD: **Stroud Green****CLDE Applications Decided: 1**

Application No: **HGY/2020/1704** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 84 Stroud Green Road N4 3EN  
 Proposal: Certificate of lawfulness for the existing use of the property as four self-contained flats.

**FUL Applications Decided: 5**

Application No: **HGY/2020/1767** Officer: Samuel Uff  
 Decision: GTD Decision Date: 03/09/2020  
 Location: Ground Floor Flat 146 Weston Park N8 9PN  
 Proposal: Single storey rear extension, single storey rear outbuilding and associated alterations to garden levels.

Application No: **HGY/2020/1892** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 11/09/2020  
 Location: Flat 4 159 Stapleton Hall Road N4 4QS  
 Proposal: Formation of partial roof terrace and insertion of door to provide access.

Application No: **HGY/2020/1915** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 25/09/2020  
 Location: 4 Oakfield Road N4 4NL  
 Proposal: Insertion of 1 front and 2 rear rooflights.

Application No: **HGY/2020/1965** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 17/09/2020  
 Location: 88 Ferme Park Road N8 9SD  
 Proposal: Construction of side and rear ground floor extension.

Application No: **HGY/2020/2045** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 22/09/2020  
 Location: Flat A 40 Inderwick Road N8 9LD  
 Proposal: Creation of front lightwell, new bay window and landscaping.

**TPO Applications Decided: 1**

Application No: **HGY/2020/1670** Officer: Janey Zhao  
 Decision: GTD Decision Date: 24/08/2020  
 Location: 84 Denton Road N8 9NT  
 Proposal: Works to tree protected by a TPO: T1 - Yew tree- Crown reduction of approximately 1.5 metres on all aspects of trees. The tree is heavily encroaching in to the neighbours garden at the back.

**Total Applications Decided for Ward: 7**WARD: **Tottenham Green****CLDE Applications Decided: 2**

Application No: **HGY/2020/1571** Officer: Laina Levassor  
 Decision: REF Decision Date: 26/08/2020  
 Location: Ground Floor 271 High Road N15 4RR  
 Proposal: Certificate of Lawfulness for the existing use of Ground Floor, 271 High Road as two self-contained flats

Application No: **HGY/2020/2018** Officer: Laina Levassor  
 Decision: GTD Decision Date: 27/08/2020  
 Location: 45 West Green Road N15 5BY  
 Proposal: Certificate of Lawfulness for beauty treatment room ancillary to primary use (A1 - Hairdressers/related retail)

**CLUP Applications Decided: 1**

Application No: **HGY/2020/2113** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 11/09/2020  
 Location: 9 Spondon Road N15 4DX  
 Proposal: Certificate of Lawfulness for proposed rear dormer to facilitate loft conversion.

**FUL Applications Decided: 10**

Application No: **HGY/2019/2264** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 21/09/2020  
 Location: Unit 1A High Cross Centre Fountayne Road N15 4QL  
 Proposal: Proposed addition of first and second floors levels for B1c floorspace and associated works to existing fenestrations including addition of doors, windows and external shutters.

Application No:	<b>HGY/2020/1329</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/09/2020
Location:	202 West Green Road N15 5AG		
Proposal:	Erection of first floor side extension.		
Application No:	<b>HGY/2020/1494</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/08/2020
Location:	First Floor Flat 36 West Green Road N15 5NP		
Proposal:	Loft conversion involving a rear dormer extension.		
Application No:	<b>HGY/2020/1634</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	04/09/2020
Location:	233 Philip Lane N15 4HL		
Proposal:	Demolition of a conservatory and part of lean-to, erection of a single storey rear extension and change of use from residential dwelling house into two self-contained flats. 1 x 3 bed and 1 x 2 bed.		
Application No:	<b>HGY/2020/1695</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	26/08/2020
Location:	16 Seaford Road N15 5DY		
Proposal:	Erection of a single storey side and rear extension.		
Application No:	<b>HGY/2020/1702</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	25/08/2020
Location:	3 Beaufort House Talbot Road N15 4DR		
Proposal:	Installation of uPVC windows on the front and rear elevations.		
Application No:	<b>HGY/2020/1799</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	08/09/2020
Location:	147 Philip Lane N15 4HQ		
Proposal:	Two storey rear extension to rear outrigger including extension of existing mansard roof and a single storey rear infill extension.		
Application No:	<b>HGY/2020/1890</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	07/09/2020
Location:	100 Clyde Road N15 4JX		
Proposal:	Erection of rear single storey extension.		
Application No:	<b>HGY/2020/1897</b>	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	07/09/2020
Location:	263 High Road N15 4RR		
Proposal:	Retention of an existing 1.5m fence including trellis and 2.1m gates.		
Application No:	<b>HGY/2020/2004</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	16/09/2020
Location:	13 Springfield Road N15 4AY		
Proposal:	Replacement of existing single sash windows with new double glazed timber windows.		

Application No: **HGY/2020/1480** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 17/09/2020  
 Location: Car Park adjacent 41 Antill Road N15  
 Proposal: Erection of a 3-bedroom 2-storey dwellinghouse.

**NON Applications Decided: 3**

Application No: **HGY/2020/1863** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 162 High Cross Road N17 9PD  
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/1438 to seek to change the following: Roof material, internal rearrangement, adjustment to entrance and rooflights.

Application No: **HGY/2020/1871** Officer: Christopher Smith  
 Decision: GTD Decision Date: 07/09/2020  
 Location: Apex House 820 Seven Sisters Road N15 5JY  
 Proposal: Non-material amendment application to split Condition 33 for planning permission ref. HGY/2017/0967 into parts (a) and (b).

Application No: **HGY/2020/2179** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 14/09/2020  
 Location: 25 Jansons Road N15 4JU  
 Proposal: Non-material amendment to planning permission dated 08/08/2019 ref. HGY/2019/1663 for the demolition of the existing single family dwelling-house and construction of a new single family dwelling-house, namely to demolish part of existing garden wall, and installation of additional photovoltaic panels on flat roof.

**RES Applications Decided: 3**

Application No: **HGY/2020/1872** Officer: Christopher Smith  
 Decision: GTD Decision Date: 08/09/2020  
 Location: Apex House 820 Seven Sisters Road N15 5JY  
 Proposal: Approval of details pursuant to condition 33a (residential signage strategy) attached to planning permission HGY/2015/2915.

Application No: **HGY/2020/1983** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 15/09/2020  
 Location: 25 Jansons Road N15 4JU  
 Proposal: Approval of details pursuant to condition 3 (material) attached to planning permission HGY/2019/1663.

Application No: **HGY/2020/1984** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 15/09/2020  
 Location: 25 Jansons Road N15 4JU  
 Proposal: Approval of details pursuant to condition 6 (construction management plan) attached to planning permission HGY/2019/1663.

**TEL Applications Decided: 1**

Application No: **HGY/2020/2283** Officer: Kwaku Bossman-Gyamera  
 Decision: PERM DEV Decision Date: 23/09/2020  
 Location: 28 Lawrence Road N15 4EG

Proposal: Formal notification in writing of 28 days' notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) for the removal of 3no. antennas to be replaced with 3no. antennas, the relocation of 2no. existing antennas to the south-east of the building, and ancillary works thereto

**Total Applications Decided for Ward: 21**

WARD: **Tottenham Hale**

**CLUP Applications Decided: 1**

Application No: **HGY/2020/1493** Officer: Christopher Smith  
 Decision: PERM DEV Decision Date: 18/09/2020  
 Location: Coppermill Heights Mill Mead Road N17 9FH  
 Proposal: Lawful development certificate for replacement of external materials.

**FUL Applications Decided: 6**

Application No: **HGY/2020/0933** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 55A Scales Road N17 9HD  
 Proposal: Demolition of a single storey residential unit and the erection of a two storey residential unit with roof level accommodation to create one bed dwelling house.

Application No: **HGY/2020/1625** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 07/09/2020  
 Location: Flat B 102 Scales Road N17 9EZ  
 Proposal: Formation of loft conversion with rear dormer window. Two rooflights to the front.

Application No: **HGY/2020/1777** Officer: Emily Whittredge  
 Decision: REF Decision Date: 10/09/2020  
 Location: 448-454 High Road N17 9JN  
 Proposal: Change of use of the ground floor to part adult gaming centre (Sui Generis) and part coffee and cake shop (A1/A3), with associated shopfront alterations.

Application No: **HGY/2020/1786** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 01/09/2020  
 Location: 49 Park View Road N17 9AU  
 Proposal: Erection of part single storey rear extension and part double store side extension including internal modifications.

Application No: **HGY/2020/1848** Officer: Sarah Madondo  
 Decision: NPW Decision Date: 02/09/2020  
 Location: 117 Rosebery Avenue N17 9SE  
 Proposal: Proposed loft conversion

Application No: **HGY/2020/1866** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 07/09/2020  
 Location: 67 Seymour Avenue N17 9RG  
 Proposal: Retrospective planning application for Change of use from single dwelling house in to 2 x residential flats.

**NON Applications Decided: 2**

Application No: **HGY/2020/1755** Officer: Philip Elliott  
 Decision: GTD Decision Date: 27/08/2020  
 Location: Berol Yard Ashley Road N17 9LJ  
 Proposal: Non-Material Amendment to Planning Permission HGY/2017/2044 to enable internal changes to the ground & thirteenth floors with corresponding elevational changes and improvements to the landscaping within Berol Yard North and roof terraces.

Application No: **HGY/2020/1901** Officer: Christopher Smith  
 Decision: GTD Decision Date: 08/09/2020  
 Location: Marsh Lane Refuse Depot Marsh Lane N17 0XE  
 Proposal: Non-material amendment application to change the wording of Condition 7 (drainage) of HGY/2019/1278.

**RES Applications Decided: 15**

Application No: **HGY/2020/1188** Officer: Martin Cowie  
 Decision: GTD Decision Date: 23/09/2020  
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N15  
 Proposal: Application for the full approval of Construction Environmental Management Plan (CEMP) pursuant to Condition C29 of the Tottenham Hale Centre development (Plot C - Welbourne site) under planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Application No: **HGY/2020/1289** Officer: Philip Elliott  
 Decision: GTD Decision Date: 11/09/2020  
 Location: Ashley Gardens Ashley Road N17 9LJ  
 Proposal: Approval of details for Building 1A reserved by Conditions 29 (PRIOR TO ABOVE GROUND WORKS - Updated Energy Strategy) and 34 (PRIOR TO INSTALLATION - Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details) attached to HGY/2019/2804 [Section 73 application for minor material amendments to planning permission HGY/2017/2045 in respect of internal layouts and external alterations, including changes to the massing of Buildings 1 and 1A to provide an additional 46 residential units; amendments to the dwelling mix to increase the number of family sized units, and tenure mix to provide 76% of the affordable housing as affordable rented units, and associated changes to car and cycle parking and infrastructure works]

Application No: **HGY/2020/1561** Officer: Philip Elliott  
 Decision: GTD Decision Date: 25/08/2020  
 Location: Ashley Gardens Ashley Road N17 9LJ  
 Proposal: Approval of details pursuant to Condition 28a (Biodiversity Enhancement Plan) attached to planning permission HGY/2019/2804 (discharge of part (a) of Condition 28 - in respect of Building 1A only)

Application No: **HGY/2020/1731** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 16/09/2020  
 Location: Underground Station Tottenham Hale Station Station Road N17 9LR  
 Proposal: Approval of details pursuant to condition 15 (Local Labour) attached to planning permission HGY/2013/2610 granted on 27/03/2014 for works to extend the operational railway station at Tottenham Hale. Creation of a new station entrance, enlarged station concourse, improved access and a new access for all bridge. Extension of the existing footbridge to form a new station entrance from Hale Village, relocation of the station vent shaft and provision of a new station control facility, provision of retail units and associated works. Development involves the closure of the existing Ferry Lane subway.

Application No: **HGY/2020/1756** Officer: Philip Elliott  
 Decision: GTD Decision Date: 16/09/2020  
 Location: Berol Yard Ashley Road N17 9LJ  
 Proposal: Approval of details pursuant to condition 55 (road safety audit) attached to planning permission HGY/2017/2044.

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Application No:	<b>HGY/2020/1830</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	21/09/2020
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Part approval (Bricks) of details pursuant to Condition C1 (Materials Samples) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre development Planning Permission (LPA ref: HGY/2018/2223) dated 27th March 2019.		
Application No:	<b>HGY/2020/1903</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	16/09/2020
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Approval of details pursuant to condition 3 (LUL Interface) attached to planning permission HGY/2019/1278		
Application No:	<b>HGY/2020/1904</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	11/09/2020
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Approval of details pursuant to condition 7 (Surface Water Drainage Scheme) attached to planning permission HGY/2019/1278		
Application No:	<b>HGY/2020/1906</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	11/09/2020
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Approval of details pursuant to condition 9 (Details of Boilers) attached to planning permission HGY/2019/1278.		
Application No:	<b>HGY/2020/1907</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	11/09/2020
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Approval of details pursuant to condition 10 (Details of Flues) attached to planning permission HGY/2019/1278.		
Application No:	<b>HGY/2020/1908</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	08/09/2020
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Approval of details pursuant to condition 11 (Proof of Registration with CCS) attached to planning permission HGY/2019/1278.		
Application No:	<b>HGY/2020/1910</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	18/09/2020
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Approval of details pursuant to condition 23 (Details of Piling, Foundations and Intrusive Works) attached to planning permission HGY/2019/1278.		
Application No:	<b>HGY/2020/1911</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	18/09/2020
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Approval of details pursuant to condition 24 (Details of Borehole Management) attached to planning permission HGY/2019/1278.		
Application No:	<b>HGY/2020/2072</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	11/09/2020
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Approval of details pursuant to condition 12 (NRMM) attached to planning permission HGY/2019/1278		



Application No: **HGY/2020/2073** Officer: Christopher Smith  
 Decision: GTD Decision Date: 11/09/2020  
 Location: Marsh Lane Refuse Depot Marsh Lane N17 0XE  
 Proposal: Approval of details pursuant to condition 14 (air quality and dust management plan) attached to planning permission HGY/2019/1278.

**Total Applications Decided for Ward: 24**

**WARD: West Green**

**CLUP Applications Decided: 1**

Application No: **HGY/2020/1888** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 07/09/2020  
 Location: 12 Mannock Road N22 6AA  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension.

**FUL Applications Decided: 8**

Application No: **HGY/2020/1526** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 15/09/2020  
 Location: 184 Downhills Park Road N17 6AP  
 Proposal: Erection of single story extension.

Application No: **HGY/2020/1559** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 405-407 Lordship Lane N17 6AG  
 Proposal: Change of use and merging of no 405 and 407 Lordship Lane to bistro cafe (A3) use. Single storey side and rear extensions to no 405 and, new extraction flue to the rear and new shopfronts.

Application No: **HGY/2020/1693** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 24/08/2020  
 Location: Flat A 17 Stanmore Road N15 3PR  
 Proposal: Erection of a single storey rear extension to the ground floor flat.

Application No: **HGY/2020/1696** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 27/08/2020  
 Location: 54 Sirdar Road N22 6RD  
 Proposal: Installation of 1x front rooflight. replacement of toilet window and rear kitchen window with a reduced size window.

Application No: **HGY/2020/1699** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 138 Sirdar Road N22 6RD  
 Proposal: Erection of a rear dormer extension including the insertion of 2x front rooflights and rear Juliet balcony to first floor maisonette.

Application No: **HGY/2020/1713** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 24/08/2020  
 Location: 383 Lordship Lane N17 6AE  
 Proposal: Single storey rear extension.

Application No: **HGY/2020/1782** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 02/09/2020  
 Location: 101 Belmont Road N17 6AT  
 Proposal: Single story rear extension and insertion of three roof lights.

Application No: **HGY/2020/1784** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 02/09/2020  
 Location: 26-28a Crossfield Road N17 6AY  
 Proposal: Erection of single story, side/rear extensions (Joint application).

**RES Applications Decided: 2**

Application No: **HGY/2020/1766** Officer: Fatema Begum  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 282 Philip Lane N15 4AB  
 Proposal: Submission of details pursuant to condition 3 (materials) and 4 (cycle parking) of planning permission HGY/2017/2224 for the erection of 2-storey 3-bed end-of-terrace dwelling house with new soft landscaping and boundary treatments.

Application No: **HGY/2020/2008** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 276 West Green Road N15 3QR  
 Proposal: Approval of details pursuant to condition 3 (Sample Materials) attached to planning permission HGY/2019/2151

**Total Applications Decided for Ward: 11**WARD: **White Hart Lane****FUL Applications Decided: 6**

Application No: **HGY/2020/0588** Officer: Gareth Prosser  
 Decision: REF Decision Date: 04/09/2020  
 Location: 27 Morteyne Road N17 7DD  
 Proposal: Erection of single storey house within the rear garden of No 27 Morteyne Road.

Application No: **HGY/2020/0918** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 16/09/2020  
 Location: Haven Day Centre 20A & 20B Waltheof Gardens N17 7DN  
 Proposal: New open sided porch, replacement doors to form new main entry on North side of former Roundway with new pedestrian site access gate. New enclosed entrance under existing overhanging roof as part of refurbishment works to former Haven Day Centre building into a Day Centre for autism and learning difficulties.

Application No: **HGY/2020/1550** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 28/08/2020  
 Location: 20 Great Cambridge Road N17 7BU  
 Proposal: Retention of a single storey rear extension ancillary to existing restaurant (A3 use)

Application No: **HGY/2020/1678** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 18/09/2020  
 Location: 42 Cavell Road N17 7BJ  
 Proposal: Ground floor and first floor side and rear extensions.

Application No: **HGY/2020/1856** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 11/09/2020  
 Location: 6 Princes Street N17 8JB  
 Proposal: Erection of single storey extension and rear dormer including the conversion of existing dwelling into 1No x 3 Bed & 1No x 2Bed flats.

Application No: **HGY/2020/1957** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 21/09/2020  
 Location: 75 Great Cambridge Road N17 7LN  
 Proposal: Enlargement of existing single storey extension.

**LCD Applications Decided: 2**

Application No: **HGY/2020/1322** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 21/09/2020  
 Location: Land Adjacent To 318A White Hart Lane N17 8LA  
 Proposal: Erection of a new residential building providing 6 dwellings with associated private and communal amenity space, refuse/recycling and bicycle store.

Application No: **HGY/2020/1953** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 10/09/2020  
 Location: 23 Jellicoe Road N17 7BL  
 Proposal: Erection of single storey rear extension, internal alterations and removal trees in rear garden.

**PNE Applications Decided: 3**

Application No: **HGY/2020/1768** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 27/08/2020  
 Location: 11 Mayfair Gardens N17 7LP  
 Proposal: Erection of a 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: **HGY/2020/1875** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 10/09/2020  
 Location: 19 Flexmere Road N17 7AU  
 Proposal: Erection of a 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 2.8m.

Application No: **HGY/2020/2016** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 18/09/2020  
 Location: 45 Rivulet Road N17 7JT  
 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 3.6m and for which the height of the eaves would be 3m.

**Total Applications Decided for Ward: 11**WARD: **Woodside**

**CLDE Applications Decided: 1**

Application No: **HGY/2020/1037** Officer: Laina Levassor  
 Decision: REF Decision Date: 02/09/2020  
 Location: 13 Bounds Green Road N22 8HE  
 Proposal: Certificate of Lawfulness for the existing use of 13 Bounds Green Road as six self-contained flats

**FUL Applications Decided: 4**

Application No: **HGY/2020/1201** Officer: Neil McClellan  
 Decision: REF Decision Date: 25/09/2020  
 Location: 73 Dunbar Road N22 5BG  
 Proposal: Demolition of existing garage and erection of 2 bed dwelling with new fencing to sides and rear.

Application No: **HGY/2020/1737** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 07/09/2020  
 Location: 134 Lyndhurst Road N22 5AU  
 Proposal: Replacement of 7x existing windows with new UPVC double glazed units.

Application No: **HGY/2020/1932** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 17/09/2020  
 Location: Shop 41 Eldon Road N22 5DX  
 Proposal: Conversion of unused ground floor shop unit to 2 bedroom residential flat including a single storey rear extension.

Application No: **HGY/2020/2007** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 15/09/2020  
 Location: Flat A 486 Lordship Lane N22 5DE  
 Proposal: Single storey rear extension

**PNE Applications Decided: 1**

Application No: **HGY/2020/1712** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 25/08/2020  
 Location: 18 Cumberland Road N22 7TD  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3m.

**TEL Applications Decided: 1**

Application No: **HGY/2020/2281** Officer: Kwaku Bossman-Gyamera  
 Decision: PERM DEV Decision Date: 23/09/2020  
 Location: New River Stadium White Hart Lane N22 5QW  
 Proposal: Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) of our intention to install electronic communications.  
 The proposed installation comprises replacement antennas, and associated ancillary development

**Total Applications Decided for Ward: 7**

WARD: **Not Applicable - Outside Borough**

**OBS Applications Decided: 4**

Application No:	<b>HGY/2020/1790</b>	Officer:	Robbie McNaugher
Decision:	ROB	Decision Date:	02/09/2020
Location:	50-56 Fore Street N18 2SS		
Proposal:	Redevelopment of the site involving demolition of the existing building and the erection of a new development comprising a residential use (Class C3) with flexible community/commercial space at ground floor (Class A1/A3/A4/D1), creation of landscaping and associated works (Observations to L.B. Enfield - their reference 20/01742/FUL)		
Application No:	<b>HGY/2020/2133</b>	Officer:	Samuel Uff
Decision:	RNO	Decision Date:	10/09/2020
Location:	The Skinners Academy Woodberry Grove N4 1SY		
Proposal:	Installation of two temporary classrooms in the north of the school grounds for a period of 2 years (each providing accommodation for 20 students). (Observations to L.B. Hackney - their reference 2020/2326)		
Application No:	<b>HGY/2020/2144</b>	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	15/09/2020
Location:	5 Station Road N11 1QJ		
Proposal:	Removal of conditions 2 and 3 of approval TP/84/1598 and conditions 1, 2 and 3 of approval 14/04636/VAR to allow subdivision of unit into 2 x retail units (including 1 x food store) involving single storey side pod extension, new shop fronts with projecting canopy, new windows, doors and cladding together with new fencing and alterations to car park (Observations to L.B. Enfield - their reference 20/02611/VAR)		
Application No:	<b>HGY/2020/2174</b>	Officer:	Robbie McNaugher
Decision:	RNO	Decision Date:	16/09/2020
Location:	Standard Music Venue The Tryst, 1 Blackhorse Lane E17 6DS		
Proposal:	Redevelopment of the site involving demolition of existing structures and the construction of a nine storey building (over basement) to provide 300 'shared living' rooms with associated internal and external amenity space (Sui generis), cultural venue (Sui generis) measuring 766 square metres, café/restaurant (Class E) measuring 362 square metres, bar (Sui-generis) measuring 161 square metres together with ancillary refuse/cycle stores, servicing areas, landscaping, associated public realm works and provision of two disabled car parking spaces (Observations to L.B. Waltham Forest, their reference 202561FUL)		

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**Total Applications Decided for Ward: 4**

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**Total Number of Applications Decided: 332**

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